

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE TX 77418

979-865-9124

austincad@gmail.com

GRAUNDER ROBIN
2957 SUMMIT DR
ESCONDIDO CA 92025-7525



APPRAISAL YEAR 2026	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	6/23/2026 AT: 9:00 AM
AUSTIN COUNTY APPRAISAL DIST	
906 E AMELIA	
BELLVILLE TX 77418	
QUESTIONS CONCERNING MINERAL	
VALUES, CONTACT PRITCHARD &	
ABBOTT AT 832-243-9600	
Protest Deadline:	6-01-2026
ARB Hearing:	6-23-2026
Owner:	507238 432
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR	
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE	
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	

Dear Property Owner,
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	8,670	2,950	Lease: 1095 Type: REAL Owner #: 507238
FM RD	8,670	2,950	Legal: GRAUNDER HERMAN
SPEC RD/BRIDGE	8,670	2,950	BEAR CREEK ENERGY
BELLVILLE ISD	8,670	2,950	AB 101 W C WHITE SUR
BELLVILLE HOSP	8,670	2,950	RRC 7899
AUSTIN CO PREC1	8,670	2,950	
No 2021 Hist			.012153 Royalty Interest
			Category: G1
			Railroad #: 7899
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,620	0	2,950
FM RD	2,620	0	2,950
SPEC RD/BRIDGE	2,620	0	2,950
BELLVILLE ISD	2,620	0	2,950
BELLVILLE HOSP	2,620	0	2,950
AUSTIN CO PREC1	2,620	0	2,950

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

GREG COOK
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,120	1,120	Lease: 1112 Type: REAL Owner #: 507238
FM RD	C 1,120	1,120	Legal: AUSTIN COLLEGE W#24,37,40
SPEC RD/BRIDGE	C 1,120	1,120	ENHANCED ENERGY
BELLVILLE ISD	C 1,120	1,120	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	C 1,120	1,120	RRC 8884
AUSTIN CO PREC1	C 1,120	1,120	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000434 Royalty Interest
HB1984: The Appraised value of \$1,120 in 2026 as compared to \$160 in 2021 is a 600.00% increase.			Category: G1
			Railroad #: 8884
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	810	150	970
FM RD	810	150	970
SPEC RD/BRIDGE	810	150	970
BELLVILLE ISD	810	150	970
BELLVILLE HOSP	810	150	970
AUSTIN CO PREC1	810	150	970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 4,420	1,890	Lease: 600439 Type: REAL Owner #: 507238
FM RD	C 4,420	1,890	Legal: HERMAN W#1
SPEC RD/BRIDGE	C 4,420	1,890	BEAR CREEK ENERGY
BELLVILLE ISD	C 4,420	1,890	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 4,420	1,890	RRC 22668
AUSTIN CO PREC1	C 4,420	1,890	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.012153 Royalty Interest
HB1984: The Appraised value of \$1,890 in 2026 as compared to \$130 in 2021 is a 1353.85% increase.			Category: G1
			Railroad #: 22668
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,480	110	1,780
FM RD	1,480	110	1,780
SPEC RD/BRIDGE	1,480	110	1,780
BELLVILLE ISD	1,480	110	1,780
BELLVILLE HOSP	1,480	110	1,780
AUSTIN CO PREC1	1,480	110	1,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 750	410	Lease: 600567 Type: REAL Owner #: 507238
FM RD	C 750	410	Legal: GRAWUNDER "B"
SPEC RD/BRIDGE	C 750	410	BEAR CREEK ENERGY
BELLVILLE ISD	C 750	410	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 750	410	RRC 27897
AUSTIN CO PREC1	C 750	410	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001929 Royalty Interest
HB1984: The Appraised value of \$410 in 2026 as compared to \$10 in 2021 is a 4000.00% increase.			Category: G1
			Railroad #: 27897
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	300	50	360
FM RD	300	50	360
SPEC RD/BRIDGE	300	50	360
BELLVILLE ISD	300	50	360
BELLVILLE HOSP	300	50	360
AUSTIN CO PREC1	300	50	360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	5,040	2,360	Lease: 600754 Type: REAL Owner #: 507238
FM RD	5,040	2,360	Legal: HERMAN W#3 & W#10
SPEC RD/BRIDGE	5,040	2,360	BEAR CREEK ENERGY
BELLVILLE ISD	5,040	2,360	AB 101 W C WHITE SUR
BELLVILLE HOSP	5,040	2,360	RRC 22794
AUSTIN CO PREC1	5,040	2,360	
HB1984: The Appraised value of \$2,360 in 2026 as compared to \$1,060 in 2021 is a 122.64% increase.			.012153 Royalty Interest Category: G1 Railroad #: 22794
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,910	0	2,360
FM RD	3,910	0	2,360
SPEC RD/BRIDGE	3,910	0	2,360
BELLVILLE ISD	3,910	0	2,360
BELLVILLE HOSP	3,910	0	2,360
AUSTIN CO PREC1	3,910	0	2,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,340	1,200	Lease: 600755 Type: REAL Owner #: 507238
FM RD	C 1,340	1,200	Legal: HERMAN W#5
SPEC RD/BRIDGE	C 1,340	1,200	BEAR CREEK ENERGY
BELLVILLE ISD	C 1,340	1,200	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,340	1,200	RRC 22890
AUSTIN CO PREC1	C 1,340	1,200	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.012153 Royalty Interest Category: G1 Railroad #: 22890
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	880	150	1,050
FM RD	880	150	1,050
SPEC RD/BRIDGE	880	150	1,050
BELLVILLE ISD	880	150	1,050
BELLVILLE HOSP	880	150	1,050
AUSTIN CO PREC1	880	150	1,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,330	580	Lease: 600756 Type: REAL Owner #: 507238
FM RD	1,330	580	Legal: HERMAN W#6
SPEC RD/BRIDGE	1,330	580	BEAR CREEK ENERGY
BELLVILLE ISD	1,330	580	AB 101 W C WHITE SUR
BELLVILLE HOSP	1,330	580	RRC 23042
AUSTIN CO PREC1	1,330	580	
HB1984: The Appraised value of \$580 in 2026 as compared to \$20 in 2021 is a 2800.00% increase.			.012153 Royalty Interest Category: G1 Railroad #: 23042
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	950	0	580
FM RD	950	0	580
SPEC RD/BRIDGE	950	0	580
BELLVILLE ISD	950	0	580
BELLVILLE HOSP	950	0	580
AUSTIN CO PREC1	950	0	580

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY	10,950	460	10,050	
FM RD	10,950	460	10,050	
SPEC RD/BRIDGE	10,950	460	10,050	
BELLVILLE ISD	10,950	460	10,050	
BELLVILLE HOSP	10,950	460	10,050	
AUSTIN CO PREC1	10,950	460	10,050	

