

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

THUROW FRANCES STERLING
44 CLUB ESTATES PKWY
THE HILLS TX 78738



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:	507361 1216
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		C	1,240	1,820	Lease: 600701 Type: REAL Owner #: 507361
FM RD		C	1,240	1,820	Legal: RACCOON BND UWX OIL UN NO 5-1
SPEC RD/BRIDGE		C	1,240	1,820	ORX RESOURCES, L.L.C
BELLVILLE ISD		C	1,240	1,820	AB 101 W C WHITE SUR
BELLVILLE HOSP		C	1,240	1,820	RRC 25625
AUSTIN CO PREC1		C	1,240	1,820	
					.000544 Royalty Interest
					Category: G1
					Railroad #: 25625
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,820 in 2026 as compared to \$450 in 2021 is a 304.44% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,240	330	1,490	
FM RD		1,240	330	1,490	
SPEC RD/BRIDGE		1,240	330	1,490	
BELLVILLE ISD		1,240	330	1,490	
BELLVILLE HOSP		1,240	330	1,490	
AUSTIN CO PREC1		1,240	330	1,490	

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	340	1,090	Lease: 600769	Type: REAL Owner #: 507361
FM RD	C	340	1,090	Legal: MUELLER A W#15	
SPEC RD/BRIDGE	C	340	1,090	ENHANCED ENERGY	
BELLVILLE ISD	C	340	1,090	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	340	1,090	RRC #28069	
AUSTIN CO PREC1	C	340	1,090		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001302 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 28069	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	340	680	410		
FM RD	340	680	410		
SPEC RD/BRIDGE	340	680	410		
BELLVILLE ISD	340	680	410		
BELLVILLE HOSP	340	680	410		
AUSTIN CO PREC1	340	680	410		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,580	1,010	1,900		
FM RD	1,580	1,010	1,900		
SPEC RD/BRIDGE	1,580	1,010	1,900		
BELLVILLE ISD	1,580	1,010	1,900		
BELLVILLE HOSP	1,580	1,010	1,900		
AUSTIN CO PREC1	1,580	1,010	1,900		