

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

FIFE COOK ROSEMARY A
1210 PECAN RIDGE LN
SEALY TX 77474-9283



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:	507425 336
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	190		180	Lease: 1312	Type: REAL Owner #: 507425
FM RD	C	190		180	Legal: RB COCKFIELD UNIT #4 TR #1	
SPEC RD/BRIDGE	C	190		180	ENHANCED ENERGY	
BELLVILLE ISD	C	190		180	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	190		180	RRC 19470	
AUSTIN CO PREC1	C	190		180		
					.000331 Override Royalty	
					Category: G1	
					Railroad #: 19470	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$180 in 2026 as compared to \$20 in 2021 is a 800.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		60	110	70		
FM RD		60	110	70		
SPEC RD/BRIDGE		60	110	70		
BELLVILLE ISD		60	110	70		
BELLVILLE HOSP		60	110	70		
AUSTIN CO PREC1		60	110	70		

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	80	10	Lease: 600326 Type: REAL Owner #: 507425		
FM RD	80	10	Legal: WATERFLOOD UNIT #2 TR 10		
SPEC RD/BRIDGE	80	10	ENHANCED ENERGY		
BELLVILLE ISD	80	10	AB 101 W C WHITE SUR		
BELLVILLE HOSP	80	10	RRC 8910		
AUSTIN CO PREC1	80	10			
No 2021 Hist			.000331 Override Royalty		
			Category: G1		
			Railroad #: 8910		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	50	0	10		
FM RD	50	0	10		
SPEC RD/BRIDGE	50	0	10		
BELLVILLE ISD	50	0	10		
BELLVILLE HOSP	50	0	10		
AUSTIN CO PREC1	50	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 5,620	5,230	Lease: 600361 Type: REAL Owner #: 507425		
FM RD	C 5,620	5,230	Legal: WATERFLOOD UNIT #1 TR 31		
SPEC RD/BRIDGE	C 5,620	5,230	ENHANCED ENERGY		
BELLVILLE ISD	C 5,620	5,230	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C 5,620	5,230	RRC 8909		
AUSTIN CO PREC1	C 5,620	5,230			
			.007813 Royalty Interest		
			Category: G1		
			Railroad #: 8909		
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED				
	HB1984: The Appraised value of \$5,230 in 2026 as compared to \$690 in 2021 is a 657.97% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,580	2,140	3,090		
FM RD	2,580	2,140	3,090		
SPEC RD/BRIDGE	2,580	2,140	3,090		
BELLVILLE ISD	2,580	2,140	3,090		
BELLVILLE HOSP	2,580	2,140	3,090		
AUSTIN CO PREC1	2,580	2,140	3,090		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,690	2,250	3,170		
FM RD	2,690	2,250	3,170		
SPEC RD/BRIDGE	2,690	2,250	3,170		
BELLVILLE ISD	2,690	2,250	3,170		
BELLVILLE HOSP	2,690	2,250	3,170		
AUSTIN CO PREC1	2,690	2,250	3,170		