

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

EMSHOFF PEGGY
12768 NEW WEHDEM RD
BRENHAM TX 77833-7434

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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: 507587 303

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	120	40	Lease: 1095 Type: REAL Owner #: 507587
FM RD	120	40	Legal: GRAWUNDER HERMAN
SPEC RD/BRIDGE	120	40	BEAR CREEK ENERGY
BELLVILLE ISD	120	40	AB 101 W C WHITE SUR
BELLVILLE HOSP	120	40	RRC 7899
AUSTIN CO PREC1	120	40	
No 2021 Hist			.000174 Royalty Interest Category: G1 Railroad #: 7899
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	0	40
FM RD	40	0	40
SPEC RD/BRIDGE	40	0	40
BELLVILLE ISD	40	0	40
BELLVILLE HOSP	40	0	40
AUSTIN CO PREC1	40	0	40

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	220	220	Lease: 1112	Type: REAL	Owner #: 507587
FM RD	C	220	220	Legal: AUSTIN COLLEGE W#24,37,40		
SPEC RD/BRIDGE	C	220	220	ENHANCED ENERGY		
BELLVILLE ISD	C	220	220	AB 46 WILLIAM HARVEY SUR		
BELLVILLE HOSP	C	220	220	RRC 8884		
AUSTIN CO PREC1	C	220	220			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000087 Royalty Interest		
HB1984: The Appraised value of \$220 in 2026 as compared to \$30 in 2021 is a 633.33% increase.				Category: G1		
				Railroad #: 8884		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	160	30	190			
FM RD	160	30	190			
SPEC RD/BRIDGE	160	30	190			
BELLVILLE ISD	160	30	190			
BELLVILLE HOSP	160	30	190			
AUSTIN CO PREC1	160	30	190			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		60	30	Lease: 600439	Type: REAL	Owner #: 507587
FM RD		60	30	Legal: HERMAN W#1		
SPEC RD/BRIDGE		60	30	BEAR CREEK ENERGY		
BELLVILLE ISD		60	30	AB 101 W C WHITE SUR		
BELLVILLE HOSP		60	30	RRC 22668		
AUSTIN CO PREC1		60	30			
No 2021 Hist				.000174 Royalty Interest		
				Category: G1		
				Railroad #: 22668		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	30	0	30			
FM RD	30	0	30			
SPEC RD/BRIDGE	30	0	30			
BELLVILLE ISD	30	0	30			
BELLVILLE HOSP	30	0	30			
AUSTIN CO PREC1	30	0	30			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	560	310	Lease: 600567	Type: REAL	Owner #: 507587
FM RD	C	560	310	Legal: GRAWUNDER "B"		
SPEC RD/BRIDGE	C	560	310	BEAR CREEK ENERGY		
BELLVILLE ISD	C	560	310	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C	560	310	RRC 27897		
AUSTIN CO PREC1	C	560	310			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001447 Royalty Interest		
No 2021 Hist				Category: G1		
				Railroad #: 27897		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	230	30	280			
FM RD	230	30	280			
SPEC RD/BRIDGE	230	30	280			
BELLVILLE ISD	230	30	280			
BELLVILLE HOSP	230	30	280			
AUSTIN CO PREC1	230	30	280			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	70	30	Lease: 600754 Type: REAL	Owner #: 507587	
FM RD	70	30	Legal: HERMAN W#3 & W#10		
SPEC RD/BRIDGE	70	30	BEAR CREEK ENERGY		
BELLVILLE ISD	70	30	AB 101 W C WHITE SUR		
BELLVILLE HOSP	70	30	RRC 22794		
AUSTIN CO PREC1	70	30			
.000174 Royalty Interest					
Category: G1					
Railroad #: 22794					
HB1984: The Appraised value of \$30 in 2026 as compared to \$20 in 2021 is a 50.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	0	30		
FM RD	60	0	30		
SPEC RD/BRIDGE	60	0	30		
BELLVILLE ISD	60	0	30		
BELLVILLE HOSP	60	0	30		
AUSTIN CO PREC1	60	0	30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 20	20	Lease: 600755 Type: REAL	Owner #: 507587	
FM RD	C 20	20	Legal: HERMAN W#5		
SPEC RD/BRIDGE	C 20	20	BEAR CREEK ENERGY		
BELLVILLE ISD	C 20	20	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C 20	20	RRC 22890		
AUSTIN CO PREC1	C 20	20			
.000174 Royalty Interest					
Category: G1					
Railroad #: 22890					
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	10	10		
FM RD	10	10	10		
SPEC RD/BRIDGE	10	10	10		
BELLVILLE ISD	10	10	10		
BELLVILLE HOSP	10	10	10		
AUSTIN CO PREC1	10	10	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	20	10	Lease: 600756 Type: REAL	Owner #: 507587	
FM RD	20	10	Legal: HERMAN W#6		
SPEC RD/BRIDGE	20	10	BEAR CREEK ENERGY		
BELLVILLE ISD	20	10	AB 101 W C WHITE SUR		
BELLVILLE HOSP	20	10	RRC 23042		
AUSTIN CO PREC1	20	10			
.000174 Royalty Interest					
Category: G1					
Railroad #: 23042					
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	0	10		
FM RD	10	0	10		
SPEC RD/BRIDGE	10	0	10		
BELLVILLE ISD	10	0	10		
BELLVILLE HOSP	10	0	10		
AUSTIN CO PREC1	10	0	10		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	540	70	590		
FM RD	540	70	590		
SPEC RD/BRIDGE	540	70	590		
BELLVILLE ISD	540	70	590		
BELLVILLE HOSP	540	70	590		
AUSTIN CO PREC1	540	70	590		

