

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

WAAK KYLE SR
20222 SWEETGUM WAY
CYPRESS TX 77433-6065



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: 507588 1285

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 #: 507588	
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				.000173 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 #: 507588
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	
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 #: 507588
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 #: 507588
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 #: 507588	
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 #: 507588	
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 #: 507588	
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		

