

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

WILLIS MADELINE J
4402 OMEARA DR
HOUSTON TX 77035-3632



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:	507675 1340
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 180	230	Lease: 600512 Type: REAL Owner #: 507675
FM RD	C 180	230	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE	C 180	230	JAMEX INC
SEALY ISD	C 180	230	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 180	230	RRC 184600
AUST CO ESD #2	C 180	230	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001521 Royalty Interest
HB1984: The Appraised value of \$230 in 2026 as compared to \$70 in 2021 is a 228.57% increase.			Category: G1
			Railroad #: 184600
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	10	220
FM RD	180	10	220
SPEC RD/BRIDGE	180	10	220
SEALY ISD	180	10	220
AUSTIN CO PREC4	180	10	220
AUST CO ESD #2	180	10	220

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 50	80	Lease: 600605 Type: REAL Owner #: 507675
FM RD	C 50	80	Legal: HILLBOLDT W#6
SEALY ISD	C 50	80	MAGNUM PRODUCING LP
AUST CO ESD #2	C 50	80	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE	C 50	80	RRC 210200
AUSTIN CO PREC3	C 20	40	
AUSTIN CO PREC4	C 20	40	.005591 Royalty Interest
			Category: G1
			Railroad #: 210200
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$80 in 2026 as compared to \$30 in 2021 is a 166.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	50	30
FM RD	20	50	30
SEALY ISD	20	50	30
AUST CO ESD #2	20	50	30
SPEC RD/BRIDGE	20	50	30
AUSTIN CO PREC3	0	40	0
AUSTIN CO PREC4	10	30	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		600	Lease: 600632 Type: REAL Owner #: 507675
SEALY ISD		600	Legal: HILLBOLDT GAS UNIT #2T
AUST CO ESD #2		600	MAGNUM PRODUCING LP
FM RD		600	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE		600	RRC 215622
AUSTIN CO PREC3		300	
AUSTIN CO PREC4		300	.005591 Royalty Interest
			Category: G1
			Railroad #: 215622
HB1984: The Appraised value of \$600 in 2026 as compared to \$180 in 2021 is a 233.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	600
SEALY ISD	0	0	600
AUST CO ESD #2	0	0	600
FM RD	0	0	600
SPEC RD/BRIDGE	0	0	600
AUSTIN CO PREC3	0	300	0
AUSTIN CO PREC4	0	0	300

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	200	60	850		
FM RD	200	60	850		
SPEC RD/BRIDGE	200	60	850		
SEALY ISD	200	60	850		
AUSTIN CO PREC4	190	40	530		
AUST CO ESD #2	200	60	850		
AUSTIN CO PREC3	0	340	0		