

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

KOLTER PROPERTIES LLC
3207 CREEKWOOD CIR
WACO TX 76710



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: 507708 667

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	260	90	Lease: 1097 Type: REAL Owner #: 507708
FM RD	260	90	Legal: SANDER A A W#6,10F,13
SPEC RD/BRIDGE	260	90	ENHANCED ENERGY
BELLVILLE ISD	260	90	AB 101 W C WHITE SUR
BELLVILLE HOSP	260	90	RRC 27891
AUSTIN CO PREC1	260	90	
HB1984: The Appraised value of \$90 in 2026 as compared to \$50 in 2021 is a 80.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	0	90
FM RD	80	0	90
SPEC RD/BRIDGE	80	0	90
BELLVILLE ISD	80	0	90
BELLVILLE HOSP	80	0	90
AUSTIN CO PREC1	80	0	90

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 570	90	Lease: 1119 Type: REAL Owner #: 507708
FM RD	C 570	90	Legal: WATERFLOOD UNIT #2 TR 1
SPEC RD/BRIDGE	C 570	90	ENHANCED ENERGY
BELLVILLE ISD	C 570	90	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 570	90	RRC 8909
AUSTIN CO PREC1	C 570	90	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000139 Royalty Interest
HB1984: The Appraised value of \$90 in 2026 as compared to \$30 in 2021 is a 200.00% increase.			Category: G1
			Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	40	50
FM RD	40	40	50
SPEC RD/BRIDGE	40	40	50
BELLVILLE ISD	40	40	50
BELLVILLE HOSP	40	40	50
AUSTIN CO PREC1	40	40	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 30	110	Lease: 1287 Type: REAL Owner #: 507708
FM RD	C 30	110	Legal: RB MIOCENE UNIT #1 TR 1
SPEC RD/BRIDGE	C 30	110	ENHANCED ENERGY
BELLVILLE ISD	C 30	110	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 30	110	RRC#27901
AUSTIN CO PREC1	C 30	110	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000278 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 27901
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	80	30
FM RD	20	80	30
SPEC RD/BRIDGE	20	80	30
BELLVILLE ISD	20	80	30
BELLVILLE HOSP	20	80	30
AUSTIN CO PREC1	20	80	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	30	30	Lease: 600334 Type: REAL Owner #: 507708
FM RD	30	30	Legal: RB MIOCENE UNIT #3 TR 3
SPEC RD/BRIDGE	30	30	ENHANCED ENERGY
BELLVILLE ISD	30	30	AB 101 W C WHITE SUR
BELLVILLE HOSP	30	30	RRC 27902
AUSTIN CO PREC1	30	30	
No 2021 Hist			.000278 Royalty Interest
			Category: G1
			Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	30
FM RD	20	0	30
SPEC RD/BRIDGE	20	0	30
BELLVILLE ISD	20	0	30
BELLVILLE HOSP	20	0	30
AUSTIN CO PREC1	20	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	90	80	Lease: 600335 Type: REAL Owner #: 507708
FM RD	C	90	80	Legal: RB MIOCENE UNIT #3 TR 4
SPEC RD/BRIDGE	C	90	80	ENHANCED ENERGY
BELLVILLE ISD	C	90	80	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	90	80	RRC 27902
AUSTIN CO PREC1	C	90	80	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000278 Royalty Interest
HB1984: The Appraised value of \$80 in 2026 as compared to \$20 in 2021 is a 300.00% increase.				Category: G1
				Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	10	60	20	
FM RD	10	60	20	
SPEC RD/BRIDGE	10	60	20	
BELLVILLE ISD	10	60	20	
BELLVILLE HOSP	10	60	20	
AUSTIN CO PREC1	10	60	20	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	50	50	Lease: 600342 Type: REAL Owner #: 507708
FM RD	C	50	50	Legal: WATERFLOOD UNIT #1 TR 9
SPEC RD/BRIDGE	C	50	50	ENHANCED ENERGY
BELLVILLE ISD	C	50	50	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	50	50	RRC 8909
AUSTIN CO PREC1	C	50	50	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000278 Royalty Interest
HB1984: The Appraised value of \$50 in 2026 as compared to \$10 in 2021 is a 400.00% increase.				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	30	20	30	
FM RD	30	20	30	
SPEC RD/BRIDGE	30	20	30	
BELLVILLE ISD	30	20	30	
BELLVILLE HOSP	30	20	30	
AUSTIN CO PREC1	30	20	30	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	100	90	Lease: 600345 Type: REAL Owner #: 507708
FM RD	C	100	90	Legal: WATERFLOOD UNIT #1 TR 15
SPEC RD/BRIDGE	C	100	90	ENHANCED ENERGY
BELLVILLE ISD	C	100	90	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	100	90	RRC 8909
AUSTIN CO PREC1	C	100	90	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000278 Royalty Interest
HB1984: The Appraised value of \$90 in 2026 as compared to \$10 in 2021 is a 800.00% increase.				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	40	40	50	
FM RD	40	40	50	
SPEC RD/BRIDGE	40	40	50	
BELLVILLE ISD	40	40	50	
BELLVILLE HOSP	40	40	50	
AUSTIN CO PREC1	40	40	50	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 180	160	Lease: 600359 Type: REAL Owner #: 507708
FM RD	C 180	160	Legal: WATERFLOOD UNIT #1 TR 29
SPEC RD/BRIDGE	C 180	160	ENHANCED ENERGY
BELLVILLE ISD	C 180	160	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 180	160	RRC 8909
AUSTIN CO PREC1	C 180	160	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000278 Royalty Interest
HB1984: The Appraised value of \$160 in 2026 as compared to \$20 in 2021 is a 700.00% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	60	100
FM RD	90	60	100
SPEC RD/BRIDGE	90	60	100
BELLVILLE ISD	90	60	100
BELLVILLE HOSP	90	60	100
AUSTIN CO PREC1	90	60	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 60	60	Lease: 600386 Type: REAL Owner #: 507708
FM RD	C 60	60	Legal: RB COCKFIELD UNIT #4 TR #2
SPEC RD/BRIDGE	C 60	60	ENHANCED ENERGY
BELLVILLE ISD	C 60	60	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 60	60	RRC 19470
AUSTIN CO PREC1	C 60	60	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000139 Royalty Interest
HB1984: The Appraised value of \$60 in 2026 as compared to \$10 in 2021 is a 500.00% increase.			Category: G1
			Railroad #: 19470
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	40	20
FM RD	10	40	20
SPEC RD/BRIDGE	10	40	20
BELLVILLE ISD	10	40	20
BELLVILLE HOSP	10	40	20
AUSTIN CO PREC1	10	40	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	20	10	Lease: 600430 Type: REAL Owner #: 507708
FM RD	20	10	Legal: WILSON OLLIE W#12
SPEC RD/BRIDGE	20	10	BEAR CREEK ENERGY
BELLVILLE ISD	20	10	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	20	10	RRC 22132
AUSTIN CO PREC1	20	10	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000093 Royalty Interest
HB1984: The Appraised value of \$10 in 2026 as compared to \$10 in 2021 is a .00% increase.			Category: G1
			Railroad #: 22132
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

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	10	10	Lease: 600447 Type: REAL Owner #: 507708		
FM RD	10	10	Legal: WILSON W#19		
SPEC RD/BRIDGE	10	10	BEAR CREEK ENERGY		
BELLVILLE ISD	10	10	AB 46 WILLIAM HARVEY SUR		
BELLVILLE HOSP	10	10	RRC 22895		
AUSTIN CO PREC1	10	10			
HB1984: The Appraised value of \$10 in 2026 as compared to \$10 in 2021 is a .00% increase.					
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		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	20	10	Lease: 600456 Type: REAL Owner #: 507708		
BELLVILLE ISD	20	10	Legal: WILSON OLLIE W#1		
FM RD	20	10	BEAR CREEK ENERGY		
SPEC RD/BRIDGE	20	10	AB 46 WILLIAM HARVEY SUR		
BELLVILLE HOSP	20	10	RRC 19750		
AUSTIN CO PREC1	20	10			
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	0	10		
BELLVILLE ISD	10	0	10		
FM RD	10	0	10		
SPEC RD/BRIDGE	10	0	10		
BELLVILLE HOSP	10	0	10		
AUSTIN CO PREC1	10	0	10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	30	20	Lease: 600457 Type: REAL Owner #: 507708		
BELLVILLE ISD	30	20	Legal: WILSON OLLIE W#7 & 15		
FM RD	30	20	BEAR CREEK ENERGY		
SPEC RD/BRIDGE	30	20	AB 46 WILLIAM HARVEY SUR		
BELLVILLE HOSP	30	20	RRC 19750		
AUSTIN CO PREC1	30	20			
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	0	20		
BELLVILLE ISD	10	0	20		
FM RD	10	0	20		
SPEC RD/BRIDGE	10	0	20		
BELLVILLE HOSP	10	0	20		
AUSTIN CO PREC1	10	0	20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 190	280	Lease: 600701 Type: REAL Owner #: 507708
FM RD	C 190	280	Legal: RACCOON BND UWX OIL UN NO 5-1
SPEC RD/BRIDGE	C 190	280	ORX RESOURCES, L.L.C
BELLVILLE ISD	C 190	280	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 190	280	RRC 25625
AUSTIN CO PREC1	C 190	280	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000083 Royalty Interest
HB1984: The Appraised value of \$280 in 2026 as compared to \$70 in 2021 is a 300.00% increase.			Category: G1
			Railroad #: 25625
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	50	230
FM RD	190	50	230
SPEC RD/BRIDGE	190	50	230
BELLVILLE ISD	190	50	230
BELLVILLE HOSP	190	50	230
AUSTIN CO PREC1	190	50	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	30	30	Lease: 600717 Type: REAL Owner #: 507708
FM RD	30	30	Legal: A A SANDERS
SPEC RD/BRIDGE	30	30	ENHANCED ENERGY
BELLVILLE ISD	30	30	AB 101 W C WHITE SUR
BELLVILLE HOSP	30	30	RRC 25793
AUSTIN CO PREC1	30	30	
HB1984: The Appraised value of \$30 in 2026 as compared to \$20 in 2021 is a 50.00% increase.			.000278 Royalty Interest
			Category: G1
			Railroad #: 25793
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 20	30	Lease: 600735 Type: REAL Owner #: 507708
FM RD	C 20	30	Legal: THOMPSON-SHERROD OIL UNIT
SPEC RD/BRIDGE	C 20	30	ENHANCED ENERGY PART
BELLVILLE ISD	C 20	30	AB 101 WHITE, WC
BELLVILLE HOSP	C 20	30	RRC# 26899
AUSTIN CO PREC1	C 20	30	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000070 Royalty Interest
HB1984: The Appraised value of \$30 in 2026 as compared to \$10 in 2021 is a 200.00% increase.			Category: G1
			Railroad #: 26899
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	10	20
FM RD	20	10	20
SPEC RD/BRIDGE	20	10	20
BELLVILLE ISD	20	10	20
BELLVILLE HOSP	20	10	20
AUSTIN CO PREC1	20	10	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	20	10	Lease: 600737 Type: REAL Owner #: 507708		
FM RD	20	10	Legal: ROBERT R JACKSON W#2RE & 7		
SPEC RD/BRIDGE	20	10	BEAR CREEK ENERGY		
BELLVILLE ISD	20	10	AB 101 WHITE WC		
BELLVILLE HOSP	20	10	RRC# 26525		
AUSTIN CO PREC1	20	10			
No 2021 Hist			.000111 Royalty Interest		
			Category: G1		
			Railroad #: 26525		
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		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	90	20	Lease: 600785 Type: REAL Owner #: 507708		
FM RD	90	20	Legal: WILSON, J W W#26		
SPEC RD/BRIDGE	90	20	ENHANCED ENERGY PART		
BELLVILLE ISD	90	20	AB 46 HARVEY WILLIAM		
BELLVILLE HOSP	90	20	RRC 27893		
AUSTIN CO PREC1	90	20			
No 2021 Hist			.000278 Royalty Interest		
			Category: G1		
			Railroad #: 27893		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	90	0	20		
FM RD	90	0	20		
SPEC RD/BRIDGE	90	0	20		
BELLVILLE ISD	90	0	20		
BELLVILLE HOSP	90	0	20		
AUSTIN CO PREC1	90	0	20		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	720	400	780		
FM RD	720	400	780		
SPEC RD/BRIDGE	720	400	780		
BELLVILLE ISD	720	400	780		
BELLVILLE HOSP	720	400	780		
AUSTIN CO PREC1	720	400	780		

