

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

K & B TRUST
%PRIVATE WEALTH ATTN: M JORDAN
PO BOX 117509
ATLANTA GA 30368



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:	507709 618
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	1,090	1,010	Lease: 600352	Type: REAL Owner #: 507709
FM RD	C	1,090	1,010	Legal: WATERFLOOD UNIT #1 TR 22	
SPEC RD/BRIDGE	C	1,090	1,010	ENHANCED ENERGY	
BELLVILLE ISD	C	1,090	1,010	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	1,090	1,010	RRC 8909	
AUSTIN CO PREC1	C	1,090	1,010		
				.006944 Royalty Interest	
				Category: G1	
				Railroad #: 8909	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,010 in 2026 as compared to \$130 in 2021 is a 676.92% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	500	410	600		
FM RD	500	410	600		
SPEC RD/BRIDGE	500	410	600		
BELLVILLE ISD	500	410	600		
BELLVILLE HOSP	500	410	600		
AUSTIN CO PREC1	500	410	600		

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 420	390	Lease: 600355 Type: REAL Owner #: 507709
FM RD	C 420	390	Legal: WATERFLOOD UNIT #1 TR 25
SPEC RD/BRIDGE	C 420	390	ENHANCED ENERGY
BELLVILLE ISD	C 420	390	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 420	390	RRC 8909
AUSTIN CO PREC1	C 420	390	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.006944 Royalty Interest
HB1984: The Appraised value of \$390 in 2026 as compared to \$50 in 2021 is a 680.00% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	170	220
FM RD	190	170	220
SPEC RD/BRIDGE	190	170	220
BELLVILLE ISD	190	170	220
BELLVILLE HOSP	190	170	220
AUSTIN CO PREC1	190	170	220

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	690	580	820
FM RD	690	580	820
SPEC RD/BRIDGE	690	580	820
BELLVILLE ISD	690	580	820
BELLVILLE HOSP	690	580	820
AUSTIN CO PREC1	690	580	820