

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

JOHNSON CYNTHIA
8814 WINSTON RANCH PKWY
RICHMOND TX 77406



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:	507747 591
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	7,950	1,300	Lease: 1119	Type: REAL Owner #: 507747
FM RD	C	7,950	1,300	Legal: WATERFLOOD UNIT #2 TR 1	
SPEC RD/BRIDGE	C	7,950	1,300	ENHANCED ENERGY	
BELLVILLE ISD	C	7,950	1,300	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	7,950	1,300	RRC 8909	
AUSTIN CO PREC1	C	7,950	1,300		
				.001953 Royalty Interest	
				Category: G1	
				Railroad #: 8910	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,300 in 2026 as compared to \$450 in 2021 is a 188.89% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	590	590	710		
FM RD	590	590	710		
SPEC RD/BRIDGE	590	590	710		
BELLVILLE ISD	590	590	710		
BELLVILLE HOSP	590	590	710		
AUSTIN CO PREC1	590	590	710		

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 880	860	Lease: 600386 Type: REAL Owner #: 507747
FM RD	C 880	860	Legal: RB COCKFIELD UNIT #4 TR #2
SPEC RD/BRIDGE	C 880	860	ENHANCED ENERGY
BELLVILLE ISD	C 880	860	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 880	860	RRC 19470
AUSTIN CO PREC1	C 880	860	.001953 Royalty Interest
			Category: G1
			Railroad #: 19470
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$860 in 2026 as compared to \$90 in 2021 is a 855.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	550	310
FM RD	260	550	310
SPEC RD/BRIDGE	260	550	310
BELLVILLE ISD	260	550	310
BELLVILLE HOSP	260	550	310
AUSTIN CO PREC1	260	550	310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 330	420	Lease: 600735 Type: REAL Owner #: 507747
FM RD	C 330	420	Legal: THOMPSON-SHERROD OIL UNIT
SPEC RD/BRIDGE	C 330	420	ENHANCED ENERGY PART
BELLVILLE ISD	C 330	420	AB 101 WHITE, WC
BELLVILLE HOSP	C 330	420	RRC# 26899
AUSTIN CO PREC1	C 330	420	.000977 Royalty Interest
			Category: G1
			Railroad #: 26899
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$420 in 2026 as compared to \$90 in 2021 is a 366.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	330	20	400
FM RD	330	20	400
SPEC RD/BRIDGE	330	20	400
BELLVILLE ISD	330	20	400
BELLVILLE HOSP	330	20	400
AUSTIN CO PREC1	330	20	400

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,180	1,160	1,420		
FM RD	1,180	1,160	1,420		
SPEC RD/BRIDGE	1,180	1,160	1,420		
BELLVILLE ISD	1,180	1,160	1,420		
BELLVILLE HOSP	1,180	1,160	1,420		
AUSTIN CO PREC1	1,180	1,160	1,420		