

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

DAVIDSON JULIE ETTA
201 F LAKEVIEW TERRACE
MONTGOMERY TX 77356



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: 507792 219

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	8,040	6,770	Lease: 600482 Type: REAL Owner #: 507792
FM RD	8,040	6,770	Legal: DIERKING UNIT W#1
SPEC RD/BRIDGE	8,040	6,770	MAGNOLIA OIL & GAS
BELLVILLE ISD	8,040	6,770	AB 16 CHAS BENTON
BELLVILLE HOSP	8,040	6,770	RRC 174174
AUSTIN CO PREC2	8,040	6,770	
HB1984: The Appraised value of \$6,770 in 2026 as compared to \$2,650 in 2021 is a 155.47% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	6,790	0	6,770
FM RD	6,790	0	6,770
SPEC RD/BRIDGE	6,790	0	6,770
BELLVILLE ISD	6,790	0	6,770
BELLVILLE HOSP	6,790	0	6,770
AUSTIN CO PREC2	6,790	0	6,770

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 130	1,390	Lease: 600588 Type: REAL Owner #: 507792
FM RD	C 130	1,390	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C 130	1,390	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 130	1,390	AB 16 CHAS BENTON
BELLVILLE HOSP	C 130	1,390	RRC 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005946 Royalty Interest
HB1984: The Appraised value of \$1,390 in 2026 as compared to \$50 in 2021 is a 2680.00% increase.			Category: G1
			Railroad #: 203886
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	1,360	30
FM RD	20	1,360	30
SPEC RD/BRIDGE	20	1,360	30
BELLVILLE ISD	20	1,360	30
BELLVILLE HOSP	20	1,360	30

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,810	1,360	6,800		
FM RD	6,810	1,360	6,800		
SPEC RD/BRIDGE	6,810	1,360	6,800		
BELLVILLE ISD	6,810	1,360	6,800		
BELLVILLE HOSP	6,810	1,360	6,800		
AUSTIN CO PREC2	6,790	0	6,770		