

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

MURDOCH CONSULTING GROUP LLC
%PROPERTY TAX DEPT
2110 RANCH RD 620 S #342712
LAKEWAY TX 78734



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: 507795 846

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		1,985,300	1,999,030	Seq: 9900005 Type: REAL Owner #: 507795	
FM RD		1,985,300	1,999,030	Legal: IMPROVEMENTS	
SPEC RD/BRIDGE		1,985,300	1,999,030	279 OIL FIELD RD BELLVILLE	
BELLVILLE ISD		1,985,300	1,999,030	PER M&S	
BELLVILLE HOSP		1,985,300	1,999,030	9001888	
AUSTIN CO PREC1		1,985,300	1,999,030		
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$1,999,030 in 2026 as compared to \$821,650 in 2021 is a 142.29% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,985,300	0	1,999,030		
FM RD	1,985,300	0	1,999,030		
SPEC RD/BRIDGE	1,985,300	0	1,999,030		
BELLVILLE ISD	1,985,300	0	1,999,030		
BELLVILLE HOSP	1,985,300	0	1,999,030		
AUSTIN CO PREC1	1,985,300	0	1,999,030		

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	145F	9,750	10,240	SEQ: 9900010	Type: PERSONAL	Owner #: 507795
FM RD	145F	9,750	10,240	Legal: MACHINERY & EQUIPMENT		
SPEC RD/BRIDGE	145F	9,750	10,240	279 OIL FIELD RD BELLVILLE		
BELLVILLE ISD	145F	9,750	10,240			
BELLVILLE HOSP	145F	9,750	10,240	9001889		
AUSTIN CO PREC1	145F	9,750	10,240			
Deductions: (145F) = HB9 EXEMPTION				Category: L2G	INDUS.- MACHINERY & EQUIPMENT	Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	9,750	1,200	9,040			
FM RD	9,750	1,200	9,040			
SPEC RD/BRIDGE	9,750	1,200	9,040			
BELLVILLE ISD	9,750	1,200	9,040			
BELLVILLE HOSP	9,750	1,200	9,040			
AUSTIN CO PREC1	9,750	1,200	9,040			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	145F	12,020	11,910	SEQ: 9900025	Type: PERSONAL	Owner #: 507795
FM RD	145F	12,020	11,910	Legal: FURNITURE & FIXTURES		
SPEC RD/BRIDGE	145F	12,020	11,910	279 OIL FIELD RD BELLVILLE		
BELLVILLE ISD	145F	12,020	11,910			
BELLVILLE HOSP	145F	12,020	11,910	9001892		
AUSTIN CO PREC1	145F	12,020	11,910			
Deductions: (145F) = HB9 EXEMPTION				Category: L2J	INDUS.- FURNITURE & FIXTURES	Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	12,020	1,395	10,515			
FM RD	12,020	1,395	10,515			
SPEC RD/BRIDGE	12,020	1,395	10,515			
BELLVILLE ISD	12,020	1,395	10,515			
BELLVILLE HOSP	12,020	1,395	10,515			
AUSTIN CO PREC1	12,020	1,395	10,515			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,007,070	2,595	2,018,585		
FM RD	2,007,070	2,595	2,018,585		
SPEC RD/BRIDGE	2,007,070	2,595	2,018,585		
BELLVILLE ISD	2,007,070	2,595	2,018,585		
BELLVILLE HOSP	2,007,070	2,595	2,018,585		
AUSTIN CO PREC1	2,007,070	2,595	2,018,585		