

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

SIMPSON KATHERINE J
6 UPLAND RD APT S3
BALTIMORE MD 21210-2247



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:	507826 1127
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 2,410	2,020	Lease: 1024 Type: REAL Owner #: 507826
FM RD	C 2,410	2,020	Legal: GEORGE B W#1
SPEC RD/BRIDGE	C 2,410	2,020	STRAND ENERGY LC
BELLVILLE ISD	C 2,410	2,020	AB 124 THOS BELL SUR
BELLVILLE HOSP	C 2,410	2,020	RRC 63448
AUSTIN CO PREC1	C 2,410	2,020	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002313 Override Royalty
HB1984: The Appraised value of \$2,020 in 2026 as compared to \$380 in 2021 is a 431.58% increase.			Category: G1
			Railroad #: 27924
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,580	120	1,900
FM RD	1,580	120	1,900
SPEC RD/BRIDGE	1,580	120	1,900
BELLVILLE ISD	1,580	120	1,900
BELLVILLE HOSP	1,580	120	1,900
AUSTIN CO PREC1	1,580	120	1,900

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 450	3,150	Lease: 1025 Type: REAL Owner #: 507826
FM RD	C 450	3,150	Legal: SCHILLER W#1
SPEC RD/BRIDGE	C 450	3,150	STRAND ENERGY LLC
BELLVILLE ISD	C 450	3,150	AB 243 KUYKENDALL A SUR
BELLVILLE HOSP	C 450	3,150	RRC 27952
AUSTIN CO PREC1	C 450	3,150	
			.001542 Royalty Interest
			Category: G1
			Railroad #: 27952
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	290	2,610	540
FM RD	290	2,610	540
SPEC RD/BRIDGE	290	2,610	540
BELLVILLE ISD	290	2,610	540
BELLVILLE HOSP	290	2,610	540
AUSTIN CO PREC1	290	2,610	540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 790	1,240	Lease: 600662 Type: REAL Owner #: 507826
BELLVILLE ISD	C 790	1,240	Legal: SCHILLER #6
FM RD	C 790	1,240	STRAND ENERGY LC
SPEC RD/BRIDGE	C 790	1,240	AB 243 KUYKENDALL A SUR
BELLVILLE HOSP	C 790	1,240	RRC 232647
AUSTIN CO PREC2	C 790	1,240	
			.001542 Override Royalty
			Category: G1
			Railroad #: 232647
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	HB1984: The Appraised value of \$1,240 in 2026 as compared to \$1,320 in 2021 is a 6.06% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	790	290	950
BELLVILLE ISD	790	290	950
FM RD	790	290	950
SPEC RD/BRIDGE	790	290	950
BELLVILLE HOSP	790	290	950
AUSTIN CO PREC2	790	290	950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,780	1,660	Lease: 600751 Type: REAL Owner #: 507826
FM RD	C 1,780	1,660	Legal: GEORGE B W#5
SPEC RD/BRIDGE	C 1,780	1,660	STRAND ENERGY LC
BELLVILLE ISD	C 1,780	1,660	AB 314 WRIGHT HRS F
BELLVILLE HOSP	C 1,780	1,660	RRC 286048
AUSTIN CO PREC2	C 1,780	1,660	
			.002313 Override Royalty
			Category: G1
			Railroad #: 286048
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	HB1984: The Appraised value of \$1,660 in 2026 as compared to \$590 in 2021 is a 181.36% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	120	1,520	140
FM RD	120	1,520	140
SPEC RD/BRIDGE	120	1,520	140
BELLVILLE ISD	120	1,520	140
BELLVILLE HOSP	120	1,520	140
AUSTIN CO PREC2	120	1,520	140

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,780	4,540	3,530		
FM RD	2,780	4,540	3,530		
SPEC RD/BRIDGE	2,780	4,540	3,530		
BELLVILLE ISD	2,780	4,540	3,530		
BELLVILLE HOSP	2,780	4,540	3,530		
AUSTIN CO PREC1	1,870	2,730	2,440		
AUSTIN CO PREC2	910	1,810	1,090		

