

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

BADER IAN E
36 N CUMMINGS ST
BELLVILLE TX 77418-1347



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:	507842 49
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	3,010	2,490	Lease: 1122	Type: REAL Owner #: 507842
FM RD	C	3,010	2,490	Legal: PAINE ROBERT G (4 WELLS)	
SPEC RD/BRIDGE	C	3,010	2,490	ENHANCED ENERGY	
BELLVILLE ISD	C	3,010	2,490	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	3,010	2,490	RRC 10020 14923 20147 24091	
AUSTIN CO PREC1	C	3,010	2,490		
				.001250 Royalty Interest	
				Category: G1	
				Railroad #: 10020	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,490 in 2026 as compared to \$2,080 in 2021 is a 19.71% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	860	1,450	1,040		
FM RD	860	1,450	1,040		
SPEC RD/BRIDGE	860	1,450	1,040		
BELLVILLE ISD	860	1,450	1,040		
BELLVILLE HOSP	860	1,450	1,040		
AUSTIN CO PREC1	860	1,450	1,040		

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 780	130	Lease: 600319 Type: REAL Owner #: 507842
FM RD	C 780	130	Legal: WATERFLOOD UNIT #2 TR 3
SPEC RD/BRIDGE	C 780	130	ENHANCED ENERGY
BELLVILLE ISD	C 780	130	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 780	130	RRC 8910
AUSTIN CO PREC1	C 780	130	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001250 Royalty Interest
HB1984: The Appraised value of \$130 in 2026 as compared to \$40 in 2021 is a 225.00% increase.			Category: G1
			Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	60	70
FM RD	60	60	70
SPEC RD/BRIDGE	60	60	70
BELLVILLE ISD	60	60	70
BELLVILLE HOSP	60	60	70
AUSTIN CO PREC1	60	60	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	10	10	Lease: 600339 Type: REAL Owner #: 507842
FM RD	10	10	Legal: WATERFLOOD UNIT #1 TR 4
SPEC RD/BRIDGE	10	10	ENHANCED ENERGY
BELLVILLE ISD	10	10	AB 101 W C WHITE SUR
BELLVILLE HOSP	10	10	RRC 8909
AUSTIN CO PREC1	10	10	
No 2021 Hist			.000313 Royalty Interest
			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	0	10
FM RD	10	0	10
SPEC RD/BRIDGE	10	0	10
BELLVILLE ISD	10	0	10
BELLVILLE HOSP	10	0	10
AUSTIN CO PREC1	10	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,450	1,350	Lease: 600362 Type: REAL Owner #: 507842
FM RD	C 1,450	1,350	Legal: WATERFLOOD UNIT #1 TR 32
SPEC RD/BRIDGE	C 1,450	1,350	ENHANCED ENERGY
BELLVILLE ISD	C 1,450	1,350	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,450	1,350	RRC 8909
AUSTIN CO PREC1	C 1,450	1,350	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001250 Royalty Interest
HB1984: The Appraised value of \$1,350 in 2026 as compared to \$180 in 2021 is a 650.00% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	660	560	790
FM RD	660	560	790
SPEC RD/BRIDGE	660	560	790
BELLVILLE ISD	660	560	790
BELLVILLE HOSP	660	560	790
AUSTIN CO PREC1	660	560	790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 410	620	Lease: 600747 Type: REAL Owner #: 507842
FM RD	C 410	620	Legal: PAINE ROBERT G W#50
SPEC RD/BRIDGE	C 410	620	ENHANCED ENERGY PART
BELLVILLE ISD	C 410	620	AB 101 WHITE, W C
BELLVILLE HOSP	C 410	620	RRC# 27229
AUSTIN CO PREC1	C 410	620	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.001249 Royalty Interest Category: G1 Railroad #: 27229

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	130	470	150		
FM RD	130	470	150		
SPEC RD/BRIDGE	130	470	150		
BELLVILLE ISD	130	470	150		
BELLVILLE HOSP	130	470	150		
AUSTIN CO PREC1	130	470	150		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,720	2,540	2,060		
FM RD	1,720	2,540	2,060		
SPEC RD/BRIDGE	1,720	2,540	2,060		
BELLVILLE ISD	1,720	2,540	2,060		
BELLVILLE HOSP	1,720	2,540	2,060		
AUSTIN CO PREC1	1,720	2,540	2,060		

