

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

GRAUNDER TERESA
4210 BELL ST
HOUSTON TX 77023-1704

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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: 507849 433 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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		20,440	6,940	Lease: 1095	Type: REAL Owner #: 507849
FM RD		20,440	6,940	Legal: GRAWUNDER HERMAN	
SPEC RD/BRIDGE		20,440	6,940	BEAR CREEK ENERGY	
BELLVILLE ISD		20,440	6,940	AB 101 W C WHITE SUR	
BELLVILLE HOSP		20,440	6,940	RRC 7899	
AUSTIN CO PREC1		20,440	6,940		
No 2021 Hist				.028646 Royalty Interest Category: G1 Railroad #: 7899	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	6,190	0	6,940		
FM RD	6,190	0	6,940		
SPEC RD/BRIDGE	6,190	0	6,940		
BELLVILLE ISD	6,190	0	6,940		
BELLVILLE HOSP	6,190	0	6,940		
AUSTIN CO PREC1	6,190	0	6,940		

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 840	840	Lease: 1112 Type: REAL Owner #: 507849
FM RD	C 840	840	Legal: AUSTIN COLLEGE W#24,37,40
SPEC RD/BRIDGE	C 840	840	ENHANCED ENERGY
BELLVILLE ISD	C 840	840	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	C 840	840	RRC 8884
AUSTIN CO PREC1	C 840	840	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000326 Royalty Interest
HB1984: The Appraised value of \$840 in 2026 as compared to \$120 in 2021 is a 600.00% increase.			Category: G1
			Railroad #: 8884
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	600	120	720
FM RD	600	120	720
SPEC RD/BRIDGE	600	120	720
BELLVILLE ISD	600	120	720
BELLVILLE HOSP	600	120	720
AUSTIN CO PREC1	600	120	720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 10,420	4,440	Lease: 600439 Type: REAL Owner #: 507849
FM RD	C 10,420	4,440	Legal: HERMAN W#1
SPEC RD/BRIDGE	C 10,420	4,440	BEAR CREEK ENERGY
BELLVILLE ISD	C 10,420	4,440	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 10,420	4,440	RRC 22668
AUSTIN CO PREC1	C 10,420	4,440	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.028646 Royalty Interest
HB1984: The Appraised value of \$4,440 in 2026 as compared to \$300 in 2021 is a 1380.00% increase.			Category: G1
			Railroad #: 22668
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,480	260	4,180
FM RD	3,480	260	4,180
SPEC RD/BRIDGE	3,480	260	4,180
BELLVILLE ISD	3,480	260	4,180
BELLVILLE HOSP	3,480	260	4,180
AUSTIN CO PREC1	3,480	260	4,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,130	620	Lease: 600567 Type: REAL Owner #: 507849
FM RD	C 1,130	620	Legal: GRAWUNDER "B"
SPEC RD/BRIDGE	C 1,130	620	BEAR CREEK ENERGY
BELLVILLE ISD	C 1,130	620	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,130	620	RRC 27897
AUSTIN CO PREC1	C 1,130	620	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002894 Royalty Interest
HB1984: The Appraised value of \$620 in 2026 as compared to \$10 in 2021 is a 6100.00% increase.			Category: G1
			Railroad #: 27897
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	460	70	550
FM RD	460	70	550
SPEC RD/BRIDGE	460	70	550
BELLVILLE ISD	460	70	550
BELLVILLE HOSP	460	70	550
AUSTIN CO PREC1	460	70	550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	11,880	5,550	Lease: 600754 Type: REAL Owner #: 507849
FM RD	11,880	5,550	Legal: HERMAN W#3 & W#10
SPEC RD/BRIDGE	11,880	5,550	BEAR CREEK ENERGY
BELLVILLE ISD	11,880	5,550	AB 101 W C WHITE SUR
BELLVILLE HOSP	11,880	5,550	RRC 22794
AUSTIN CO PREC1	11,880	5,550	
.028646 Royalty Interest Category: G1 Railroad #: 22794			
HB1984: The Appraised value of \$5,550 in 2026 as compared to \$2,510 in 2021 is a 121.12% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	9,220	0	5,550
FM RD	9,220	0	5,550
SPEC RD/BRIDGE	9,220	0	5,550
BELLVILLE ISD	9,220	0	5,550
BELLVILLE HOSP	9,220	0	5,550
AUSTIN CO PREC1	9,220	0	5,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,160	2,830	Lease: 600755 Type: REAL Owner #: 507849
FM RD	C 3,160	2,830	Legal: HERMAN W#5
SPEC RD/BRIDGE	C 3,160	2,830	BEAR CREEK ENERGY
BELLVILLE ISD	C 3,160	2,830	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,160	2,830	RRC 22890
AUSTIN CO PREC1	C 3,160	2,830	
.028646 Royalty Interest Category: G1 Railroad #: 22890			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,060	350	2,480
FM RD	2,060	350	2,480
SPEC RD/BRIDGE	2,060	350	2,480
BELLVILLE ISD	2,060	350	2,480
BELLVILLE HOSP	2,060	350	2,480
AUSTIN CO PREC1	2,060	350	2,480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	3,140	1,370	Lease: 600756 Type: REAL Owner #: 507849
FM RD	3,140	1,370	Legal: HERMAN W#6
SPEC RD/BRIDGE	3,140	1,370	BEAR CREEK ENERGY
BELLVILLE ISD	3,140	1,370	AB 101 W C WHITE SUR
BELLVILLE HOSP	3,140	1,370	RRC 23042
AUSTIN CO PREC1	3,140	1,370	
.028646 Royalty Interest Category: G1 Railroad #: 23042			
HB1984: The Appraised value of \$1,370 in 2026 as compared to \$50 in 2021 is a 2640.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,220	0	1,370
FM RD	2,220	0	1,370
SPEC RD/BRIDGE	2,220	0	1,370
BELLVILLE ISD	2,220	0	1,370
BELLVILLE HOSP	2,220	0	1,370
AUSTIN CO PREC1	2,220	0	1,370

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	24,230	800	21,790		
FM RD	24,230	800	21,790		
SPEC RD/BRIDGE	24,230	800	21,790		
BELLVILLE ISD	24,230	800	21,790		
BELLVILLE HOSP	24,230	800	21,790		
AUSTIN CO PREC1	24,230	800	21,790		

