

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

STEVENS JAY S
199 WATERPOINT CT UNIT 201
MONTGOMERY TX 77356-2050



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: 507858 1161 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	C 7,580	46,950	Lease: 1135 Type: REAL Owner #: 507858
FM RD	C 7,580	46,950	Legal: HELLMUTH SARAH E W#23
SPEC RD/BRIDGE	C 7,580	46,950	ENHANCED ENERGY
BELLVILLE ISD	C 7,580	46,950	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	C 7,580	46,950	RRC 10017 & 27892
AUSTIN CO PREC1	C 7,580	46,950	.009115 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$46,950 in 2026 as compared to \$140 in 2021 is a 33435.71% increase.			Railroad #: 10017
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	530	46,310	640
FM RD	530	46,310	640
SPEC RD/BRIDGE	530	46,310	640
BELLVILLE ISD	530	46,310	640
BELLVILLE HOSP	530	46,310	640
AUSTIN CO PREC1	530	46,310	640

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 1,790	1,460	Lease: 600334 Type: REAL Owner #: 507858
FM RD	C 1,790	1,460	Legal: RB MIOCENE UNIT #3 TR 3
SPEC RD/BRIDGE	C 1,790	1,460	ENHANCED ENERGY
BELLVILLE ISD	C 1,790	1,460	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,790	1,460	RRC 27902
AUSTIN CO PREC1	C 1,790	1,460	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.015625 Royalty Interest
HB1984: The Appraised value of \$1,460 in 2026 as compared to \$310 in 2021 is a 370.97% increase.			Category: G1
			Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	330	1,060	400
FM RD	330	1,060	400
SPEC RD/BRIDGE	330	1,060	400
BELLVILLE ISD	330	1,060	400
BELLVILLE HOSP	330	1,060	400
AUSTIN CO PREC1	330	1,060	400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 30	30	Lease: 600339 Type: REAL Owner #: 507858
FM RD	C 30	30	Legal: WATERFLOOD UNIT #1 TR 4
SPEC RD/BRIDGE	C 30	30	ENHANCED ENERGY
BELLVILLE ISD	C 30	30	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 30	30	RRC 8909
AUSTIN CO PREC1	C 30	30	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001041 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	10	20
FM RD	10	10	20
SPEC RD/BRIDGE	10	10	20
BELLVILLE ISD	10	10	20
BELLVILLE HOSP	10	10	20
AUSTIN CO PREC1	10	10	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 320	300	Lease: 600357 Type: REAL Owner #: 507858
FM RD	C 320	300	Legal: WATERFLOOD UNIT #1 TR 27
SPEC RD/BRIDGE	C 320	300	ENHANCED ENERGY
BELLVILLE ISD	C 320	300	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 320	300	RRC 8909
AUSTIN CO PREC1	C 320	300	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.012153 Royalty Interest
HB1984: The Appraised value of \$300 in 2026 as compared to \$40 in 2021 is a 650.00% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	130	170
FM RD	140	130	170
SPEC RD/BRIDGE	140	130	170
BELLVILLE ISD	140	130	170
BELLVILLE HOSP	140	130	170
AUSTIN CO PREC1	140	130	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,590	3,340	Lease: 600358 Type: REAL Owner #: 507858
FM RD	C 3,590	3,340	Legal: WATERFLOOD UNIT #1 TR 28
SPEC RD/BRIDGE	C 3,590	3,340	ENHANCED ENERGY
BELLVILLE ISD	C 3,590	3,340	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,590	3,340	RRC 8909
AUSTIN CO PREC1	C 3,590	3,340	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.009115 Royalty Interest
HB1984: The Appraised value of \$3,340 in 2026 as compared to \$440 in 2021 is a 659.09% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,640	1,370	1,970
FM RD	1,640	1,370	1,970
SPEC RD/BRIDGE	1,640	1,370	1,970
BELLVILLE ISD	1,640	1,370	1,970
BELLVILLE HOSP	1,640	1,370	1,970
AUSTIN CO PREC1	1,640	1,370	1,970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 9,830	9,150	Lease: 600359 Type: REAL Owner #: 507858
FM RD	C 9,830	9,150	Legal: WATERFLOOD UNIT #1 TR 29
SPEC RD/BRIDGE	C 9,830	9,150	ENHANCED ENERGY
BELLVILLE ISD	C 9,830	9,150	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 9,830	9,150	RRC 8909
AUSTIN CO PREC1	C 9,830	9,150	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.015625 Royalty Interest
HB1984: The Appraised value of \$9,150 in 2026 as compared to \$1,210 in 2021 is a 656.20% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,520	3,720	5,430
FM RD	4,520	3,720	5,430
SPEC RD/BRIDGE	4,520	3,720	5,430
BELLVILLE ISD	4,520	3,720	5,430
BELLVILLE HOSP	4,520	3,720	5,430
AUSTIN CO PREC1	4,520	3,720	5,430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	5,230	3,320	Lease: 600430 Type: REAL Owner #: 507858
FM RD	5,230	3,320	Legal: WILSON OLLIE W#12
SPEC RD/BRIDGE	5,230	3,320	BEAR CREEK ENERGY
BELLVILLE ISD	5,230	3,320	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	5,230	3,320	RRC 22132
AUSTIN CO PREC1	5,230	3,320	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.032407 Royalty Interest
HB1984: The Appraised value of \$3,320 in 2026 as compared to \$3,270 in 2021 is a 1.53% increase.			Category: G1
			Railroad #: 22132
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,080	0	3,320
FM RD	3,080	0	3,320
SPEC RD/BRIDGE	3,080	0	3,320
BELLVILLE ISD	3,080	0	3,320
BELLVILLE HOSP	3,080	0	3,320
AUSTIN CO PREC1	3,080	0	3,320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,220	620	Lease: 600438 Type: REAL Owner #: 507858
FM RD	1,220	620	Legal: WILSON OLLIE W#16
SPEC RD/BRIDGE	1,220	620	BEAR CREEK ENERGY
BELLVILLE ISD	1,220	620	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	1,220	620	RRC 22292
AUSTIN CO PREC1	1,220	620	
HB1984: The Appraised value of \$620 in 2026 as compared to \$130 in 2021 is a 376.92% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	760	0	620
FM RD	760	0	620
SPEC RD/BRIDGE	760	0	620
BELLVILLE ISD	760	0	620
BELLVILLE HOSP	760	0	620
AUSTIN CO PREC1	760	0	620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	4,500	3,570	Lease: 600447 Type: REAL Owner #: 507858
FM RD	4,500	3,570	Legal: WILSON W#19
SPEC RD/BRIDGE	4,500	3,570	BEAR CREEK ENERGY
BELLVILLE ISD	4,500	3,570	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	4,500	3,570	RRC 22895
AUSTIN CO PREC1	4,500	3,570	
HB1984: The Appraised value of \$3,570 in 2026 as compared to \$3,010 in 2021 is a 18.60% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,500	0	3,570
FM RD	4,500	0	3,570
SPEC RD/BRIDGE	4,500	0	3,570
BELLVILLE ISD	4,500	0	3,570
BELLVILLE HOSP	4,500	0	3,570
AUSTIN CO PREC1	4,500	0	3,570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	6,770	3,870	Lease: 600456 Type: REAL Owner #: 507858
BELLVILLE ISD	6,770	3,870	Legal: WILSON OLLIE W#1
FM RD	6,770	3,870	BEAR CREEK ENERGY
SPEC RD/BRIDGE	6,770	3,870	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	6,770	3,870	RRC 19750
AUSTIN CO PREC1	6,770	3,870	
HB1984: The Appraised value of \$3,870 in 2026 as compared to \$230 in 2021 is a 1582.61% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,470	0	3,870
BELLVILLE ISD	3,470	0	3,870
FM RD	3,470	0	3,870
SPEC RD/BRIDGE	3,470	0	3,870
BELLVILLE HOSP	3,470	0	3,870
AUSTIN CO PREC1	3,470	0	3,870

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	10,160	5,800	Lease: 600457 Type: REAL Owner #: 507858
BELLVILLE ISD	10,160	5,800	Legal: WILSON OLLIE W#7 & 15
FM RD	10,160	5,800	BEAR CREEK ENERGY
SPEC RD/BRIDGE	10,160	5,800	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	10,160	5,800	RRC 19750
AUSTIN CO PREC1	10,160	5,800	
HB1984: The Appraised value of \$5,800 in 2026 as compared to \$350 in 2021 is a 1557.14% increase.			.032408 Royalty Interest Category: G1 Railroad #: 19750
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,200	0	5,800
BELLVILLE ISD	5,200	0	5,800
FM RD	5,200	0	5,800
SPEC RD/BRIDGE	5,200	0	5,800
BELLVILLE HOSP	5,200	0	5,800
AUSTIN CO PREC1	5,200	0	5,800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	730	450	Lease: 600648 Type: REAL Owner #: 507858
FM RD	730	450	Legal: WILSON OLLIE W#2A
SPEC RD/BRIDGE	730	450	BEAR CREEK ENERGY
BELLVILLE ISD	730	450	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	730	450	RRC 23602
AUSTIN CO PREC1	730	450	
No 2021 Hist			.032408 Royalty Interest Category: G1 Railroad #: 23602
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	730	0	450
FM RD	730	0	450
SPEC RD/BRIDGE	730	0	450
BELLVILLE ISD	730	0	450
BELLVILLE HOSP	730	0	450
AUSTIN CO PREC1	730	0	450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	33,740	17,450	Lease: 600679 Type: REAL Owner #: 507858
FM RD	33,740	17,450	Legal: STEVENS NO.1 OIL UNIT W25
SPEC RD/BRIDGE	33,740	17,450	ENHANCED ENERGY
BELLVILLE ISD	33,740	17,450	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	33,740	17,450	RRC 25320
AUSTIN CO PREC1	33,740	17,450	
HB1984: The Appraised value of \$17,450 in 2026 as compared to \$12,740 in 2021 is a 36.97% increase.			.029558 Royalty Interest Category: G1 Railroad #: 25320
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	23,070	0	17,450
FM RD	23,070	0	17,450
SPEC RD/BRIDGE	23,070	0	17,450
BELLVILLE ISD	23,070	0	17,450
BELLVILLE HOSP	23,070	0	17,450
AUSTIN CO PREC1	23,070	0	17,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	880	980	Lease: 600784 Type: REAL	Owner #: 507858	
FM RD	880	980	Legal: WILSON OLLIE W#7		
SPEC RD/BRIDGE	880	980	BEAR CREEK ENERGY LL		
BELLVILLE ISD	880	980	AB 46 HARVEY W		
BELLVILLE HOSP	880	980	API 015-30649		
AUSTIN CO PREC1	880	980			
No 2021 Hist			.032407 Royalty Interest		
			Category: G1		
			Railroad #: 22353		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	880	0	980		
FM RD	880	0	980		
SPEC RD/BRIDGE	880	0	980		
BELLVILLE ISD	880	0	980		
BELLVILLE HOSP	880	0	980		
AUSTIN CO PREC1	880	0	980		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	5,300	820	Lease: 600785 Type: REAL	Owner #: 507858	
FM RD	5,300	820	Legal: WILSON, J W W#26		
SPEC RD/BRIDGE	5,300	820	ENHANCED ENERGY PART		
BELLVILLE ISD	5,300	820	AB 46 HARVEY WILLIAM		
BELLVILLE HOSP	5,300	820	RRC 27893		
AUSTIN CO PREC1	5,300	820			
No 2021 Hist			.015625 Royalty Interest		
			Category: G1		
			Railroad #: 27893		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	5,300	0	820		
FM RD	5,300	0	820		
SPEC RD/BRIDGE	5,300	0	820		
BELLVILLE ISD	5,300	0	820		
BELLVILLE HOSP	5,300	0	820		
AUSTIN CO PREC1	5,300	0	820		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	54,160	52,600	45,510		
FM RD	54,160	52,600	45,510		
SPEC RD/BRIDGE	54,160	52,600	45,510		
BELLVILLE ISD	54,160	52,600	45,510		
BELLVILLE HOSP	54,160	52,600	45,510		
AUSTIN CO PREC1	54,160	52,600	45,510		