

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

WARD THOMAS
29740 COUNTY ROAD 448
DAMON TX 77430-8678



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: 507981 1297

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	670	430	Lease: 600430 Type: REAL Owner #: 507981
FM RD	670	430	Legal: WILSON OLLIE W#12
SPEC RD/BRIDGE	670	430	BEAR CREEK ENERGY
BELLVILLE ISD	670	430	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	670	430	RRC 22132
AUSTIN CO PREC1	670	430	
HB1984: The Appraised value of \$430 in 2026 as compared to \$420 in 2021 is a 2.38% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	400	0	430
FM RD	400	0	430
SPEC RD/BRIDGE	400	0	430
BELLVILLE ISD	400	0	430
BELLVILLE HOSP	400	0	430
AUSTIN CO PREC1	400	0	430

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	160	80	Lease: 600438 Type: REAL Owner #: 507981
FM RD	160	80	Legal: WILSON OLLIE W#16
SPEC RD/BRIDGE	160	80	BEAR CREEK ENERGY
BELLVILLE ISD	160	80	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	160	80	RRC 22292
AUSTIN CO PREC1	160	80	
HB1984: The Appraised value of \$80 in 2026 as compared to \$20 in 2021 is a 300.00% increase.			.004166 Royalty Interest Category: G1 Railroad #: 22292
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	80
FM RD	100	0	80
SPEC RD/BRIDGE	100	0	80
BELLVILLE ISD	100	0	80
BELLVILLE HOSP	100	0	80
AUSTIN CO PREC1	100	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	580	460	Lease: 600447 Type: REAL Owner #: 507981
FM RD	580	460	Legal: WILSON W#19
SPEC RD/BRIDGE	580	460	BEAR CREEK ENERGY
BELLVILLE ISD	580	460	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	580	460	RRC 22895
AUSTIN CO PREC1	580	460	
HB1984: The Appraised value of \$460 in 2026 as compared to \$390 in 2021 is a 17.95% increase.			.004166 Royalty Interest Category: G1 Railroad #: 22895
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	580	0	460
FM RD	580	0	460
SPEC RD/BRIDGE	580	0	460
BELLVILLE ISD	580	0	460
BELLVILLE HOSP	580	0	460
AUSTIN CO PREC1	580	0	460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	870	500	Lease: 600456 Type: REAL Owner #: 507981
BELLVILLE ISD	870	500	Legal: WILSON OLLIE W#1
FM RD	870	500	BEAR CREEK ENERGY
SPEC RD/BRIDGE	870	500	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	870	500	RRC 19750
AUSTIN CO PREC1	870	500	
HB1984: The Appraised value of \$500 in 2026 as compared to \$30 in 2021 is a 1566.67% increase.			.004166 Royalty Interest Category: G1 Railroad #: 19750
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	450	0	500
BELLVILLE ISD	450	0	500
FM RD	450	0	500
SPEC RD/BRIDGE	450	0	500
BELLVILLE HOSP	450	0	500
AUSTIN CO PREC1	450	0	500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,310	750	Lease: 600457 Type: REAL Owner #: 507981
BELLVILLE ISD	1,310	750	Legal: WILSON OLLIE W#7 & 15
FM RD	1,310	750	BEAR CREEK ENERGY
SPEC RD/BRIDGE	1,310	750	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	1,310	750	RRC 19750
AUSTIN CO PREC1	1,310	750	
HB1984: The Appraised value of \$750 in 2026 as compared to \$50 in 2021 is a 1400.00% increase.			.004166 Royalty Interest Category: G1 Railroad #: 19750
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	660	0	750
BELLVILLE ISD	660	0	750
FM RD	660	0	750
SPEC RD/BRIDGE	660	0	750
BELLVILLE HOSP	660	0	750
AUSTIN CO PREC1	660	0	750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	90	60	Lease: 600648 Type: REAL Owner #: 507981
FM RD	90	60	Legal: WILSON OLLIE W#2A
SPEC RD/BRIDGE	90	60	BEAR CREEK ENERGY
BELLVILLE ISD	90	60	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	90	60	RRC 23602
AUSTIN CO PREC1	90	60	
No 2021 Hist			.004166 Royalty Interest Category: G1 Railroad #: 23602
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	0	60
FM RD	90	0	60
SPEC RD/BRIDGE	90	0	60
BELLVILLE ISD	90	0	60
BELLVILLE HOSP	90	0	60
AUSTIN CO PREC1	90	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	110	130	Lease: 600784 Type: REAL Owner #: 507981
FM RD	110	130	Legal: WILSON OLLIE W#7
SPEC RD/BRIDGE	110	130	BEAR CREEK ENERGY LL
BELLVILLE ISD	110	130	AB 46 HARVEY W
BELLVILLE HOSP	110	130	API 015-30649
AUSTIN CO PREC1	110	130	
No 2021 Hist			.004167 Royalty Interest Category: G1 Railroad #: 22353
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	0	130
FM RD	110	0	130
SPEC RD/BRIDGE	110	0	130
BELLVILLE ISD	110	0	130
BELLVILLE HOSP	110	0	130
AUSTIN CO PREC1	110	0	130

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,390	0	2,410		
FM RD	2,390	0	2,410		
SPEC RD/BRIDGE	2,390	0	2,410		
BELLVILLE ISD	2,390	0	2,410		
BELLVILLE HOSP	2,390	0	2,410		
AUSTIN CO PREC1	2,390	0	2,410		

