

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

ZAHRADNICK JENNIFER ANN
2872 EAST SCHOOL ROAD
BELLVILLE TX 77418

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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:	507983 1383
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 9,400	7,770	Lease: 1122 Type: REAL Owner #: 507983
FM RD	C 9,400	7,770	Legal: PAINE ROBERT G (4 WELLS)
SPEC RD/BRIDGE	C 9,400	7,770	ENHANCED ENERGY
BELLVILLE ISD	C 9,400	7,770	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 9,400	7,770	RRC 10020 14923 20147 24091
AUSTIN CO PREC1	C 9,400	7,770	.003908 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$7,770 in 2026 as compared to \$6,500 in 2021 is a 19.54% increase.			Railroad #: 10020
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,710	4,520	3,250
FM RD	2,710	4,520	3,250
SPEC RD/BRIDGE	2,710	4,520	3,250
BELLVILLE ISD	2,710	4,520	3,250
BELLVILLE HOSP	2,710	4,520	3,250
AUSTIN CO PREC1	2,710	4,520	3,250

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	2,440	400	Lease: 600319	Type: REAL Owner #: 507983
FM RD	C	2,440	400	Legal: WATERFLOOD UNIT #2 TR 3	
SPEC RD/BRIDGE	C	2,440	400	ENHANCED ENERGY	
BELLVILLE ISD	C	2,440	400	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	2,440	400	RRC 8910	
AUSTIN CO PREC1	C	2,440	400		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.003908 Royalty Interest	
HB1984: The Appraised value of \$400 in 2026 as compared to \$140 in 2021 is a 185.71% increase.				Category: G1	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		190	180	220	
FM RD		190	180	220	
SPEC RD/BRIDGE		190	180	220	
BELLVILLE ISD		190	180	220	
BELLVILLE HOSP		190	180	220	
AUSTIN CO PREC1		190	180	220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	4,520	4,210	Lease: 600362	Type: REAL Owner #: 507983
FM RD	C	4,520	4,210	Legal: WATERFLOOD UNIT #1 TR 32	
SPEC RD/BRIDGE	C	4,520	4,210	ENHANCED ENERGY	
BELLVILLE ISD	C	4,520	4,210	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	4,520	4,210	RRC 8909	
AUSTIN CO PREC1	C	4,520	4,210		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.003908 Royalty Interest	
HB1984: The Appraised value of \$4,210 in 2026 as compared to \$560 in 2021 is a 651.79% increase.				Category: G1	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		2,070	1,720	2,490	
FM RD		2,070	1,720	2,490	
SPEC RD/BRIDGE		2,070	1,720	2,490	
BELLVILLE ISD		2,070	1,720	2,490	
BELLVILLE HOSP		2,070	1,720	2,490	
AUSTIN CO PREC1		2,070	1,720	2,490	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	1,290	1,950	Lease: 600747	Type: REAL Owner #: 507983
FM RD	C	1,290	1,950	Legal: PAINE ROBERT G W#50	
SPEC RD/BRIDGE	C	1,290	1,950	ENHANCED ENERGY PART	
BELLVILLE ISD	C	1,290	1,950	AB 101 WHITE, W C	
BELLVILLE HOSP	C	1,290	1,950	RRC# 27229	
AUSTIN CO PREC1	C	1,290	1,950		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.003907 Royalty Interest	
No 2021 Hist				Category: G1	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		400	1,470	480	
FM RD		400	1,470	480	
SPEC RD/BRIDGE		400	1,470	480	
BELLVILLE ISD		400	1,470	480	
BELLVILLE HOSP		400	1,470	480	
AUSTIN CO PREC1		400	1,470	480	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,370	7,890	6,440		
FM RD	5,370	7,890	6,440		
SPEC RD/BRIDGE	5,370	7,890	6,440		
BELLVILLE ISD	5,370	7,890	6,440		
BELLVILLE HOSP	5,370	7,890	6,440		
AUSTIN CO PREC1	5,370	7,890	6,440		

