

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

DONISI PHILIP A TRUSTEE
% UNKNOWN ADDRESS/PER OPERATOR



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: 508000 261 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 710	300	Lease: 600439 Type: REAL Owner #: 508000
FM RD	C 710	300	Legal: HERMAN W#1
SPEC RD/BRIDGE	C 710	300	BEAR CREEK ENERGY
BELLVILLE ISD	C 710	300	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 710	300	RRC 22668
AUSTIN CO PREC1	C 710	300	Agent: 881
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001953 Royalty Interest
HB1984: The Appraised value of \$300 in 2026 as compared to \$20 in 2021 is a 1400.00% increase.			Category: G1
			Railroad #: 22668
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	240	10	290
FM RD	240	10	290
SPEC RD/BRIDGE	240	10	290
BELLVILLE ISD	240	10	290
BELLVILLE HOSP	240	10	290
AUSTIN CO PREC1	240	10	290

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	810	380	Lease: 600754 Type: REAL Owner #: 508000
FM RD	810	380	Legal: HERMAN W#3 & W#10
SPEC RD/BRIDGE	810	380	BEAR CREEK ENERGY
BELLVILLE ISD	810	380	AB 101 W C WHITE SUR
BELLVILLE HOSP	810	380	RRC 22794
AUSTIN CO PREC1	810	380	Agent: 881
.001953 Royalty Interest			
Category: G1			
Railroad #: 22794			
HB1984: The Appraised value of \$380 in 2026 as compared to \$170 in 2021 is a 123.53% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	620	0	380
FM RD	620	0	380
SPEC RD/BRIDGE	620	0	380
BELLVILLE ISD	620	0	380
BELLVILLE HOSP	620	0	380
AUSTIN CO PREC1	620	0	380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 220	190	Lease: 600755 Type: REAL Owner #: 508000
FM RD	C 220	190	Legal: HERMAN W#5
SPEC RD/BRIDGE	C 220	190	BEAR CREEK ENERGY
BELLVILLE ISD	C 220	190	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 220	190	RRC 22890
AUSTIN CO PREC1	C 220	190	Agent: 881
.001953 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	140	20	170
FM RD	140	20	170
SPEC RD/BRIDGE	140	20	170
BELLVILLE ISD	140	20	170
BELLVILLE HOSP	140	20	170
AUSTIN CO PREC1	140	20	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	210	90	Lease: 600756 Type: REAL Owner #: 508000
FM RD	210	90	Legal: HERMAN W#6
SPEC RD/BRIDGE	210	90	BEAR CREEK ENERGY
BELLVILLE ISD	210	90	AB 101 W C WHITE SUR
BELLVILLE HOSP	210	90	RRC 23042
AUSTIN CO PREC1	210	90	Agent: 881
.001953 Royalty Interest			
Category: G1			
Railroad #: 23042			
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	160	0	90
FM RD	160	0	90
SPEC RD/BRIDGE	160	0	90
BELLVILLE ISD	160	0	90
BELLVILLE HOSP	160	0	90
AUSTIN CO PREC1	160	0	90

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,160	30	930		
FM RD	1,160	30	930		
SPEC RD/BRIDGE	1,160	30	930		
BELLVILLE ISD	1,160	30	930		
BELLVILLE HOSP	1,160	30	930		
AUSTIN CO PREC1	1,160	30	930		