

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

ANDERSON SHANA HARTER
1542 GALAXY RD
WACO TX 76172



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: 508072 28 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	3,980		650	Lease: 1119 Type: REAL Owner #: 508072	
FM RD		C	3,980		650	Legal: WATERFLOOD UNIT #2 TR 1	
SPEC RD/BRIDGE		C	3,980		650	ENHANCED ENERGY	
BELLVILLE ISD		C	3,980		650	AB 101 W C WHITE SUR	
BELLVILLE HOSP		C	3,980		650	RRC 8909	
AUSTIN CO PREC1		C	3,980		650		
						.000977 Royalty Interest	
						Category: G1	
						Railroad #: 8910	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$650 in 2026		as compared to \$230 in 2021 is a 182.61% increase.					
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)	
COUNTY		300		290		360	
FM RD		300		290		360	
SPEC RD/BRIDGE		300		290		360	
BELLVILLE ISD		300		290		360	
BELLVILLE HOSP		300		290		360	
AUSTIN CO PREC1		300		290		360	

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 440	430	Lease: 600386 Type: REAL Owner #: 508072
FM RD	C 440	430	Legal: RB COCKFIELD UNIT #4 TR #2
SPEC RD/BRIDGE	C 440	430	ENHANCED ENERGY
BELLVILLE ISD	C 440	430	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 440	430	RRC 19470
AUSTIN CO PREC1	C 440	430	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000977 Royalty Interest
HB1984: The Appraised value of \$430 in 2026 as compared to \$50 in 2021 is a 760.00% increase.			Category: G1
			Railroad #: 19470
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	280	150
FM RD	130	280	150
SPEC RD/BRIDGE	130	280	150
BELLVILLE ISD	130	280	150
BELLVILLE HOSP	130	280	150
AUSTIN CO PREC1	130	280	150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 160	210	Lease: 600735 Type: REAL Owner #: 508072
FM RD	C 160	210	Legal: THOMPSON-SHERROD OIL UNIT
SPEC RD/BRIDGE	C 160	210	ENHANCED ENERGY PART
BELLVILLE ISD	C 160	210	AB 101 WHITE, WC
BELLVILLE HOSP	C 160	210	RRC# 26899
AUSTIN CO PREC1	C 160	210	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000489 Royalty Interest
HB1984: The Appraised value of \$210 in 2026 as compared to \$40 in 2021 is a 425.00% increase.			Category: G1
			Railroad #: 26899
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	160	20	190
FM RD	160	20	190
SPEC RD/BRIDGE	160	20	190
BELLVILLE ISD	160	20	190
BELLVILLE HOSP	160	20	190
AUSTIN CO PREC1	160	20	190

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	590	590	700		
FM RD	590	590	700		
SPEC RD/BRIDGE	590	590	700		
BELLVILLE ISD	590	590	700		
BELLVILLE HOSP	590	590	700		
AUSTIN CO PREC1	590	590	700		