

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

MUELLER CHRISTINE
507 W LINCOLN AVE
MAGNOLIA NJ 08049



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: 508083 840

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	5,700	1,760	Lease: 1096 Type: REAL Owner #: 508083
FM RD	5,700	1,760	Legal: MUELLER A
SPEC RD/BRIDGE	5,700	1,760	ENHANCED ENERGY
BELLVILLE ISD	5,700	1,760	AB 101 W C WHITE SUR
BELLVILLE HOSP	5,700	1,760	RRC 27890
AUSTIN CO PREC1	5,700	1,760	
HB1984: The Appraised value of \$1,760 in 2026 as compared to \$1,410 in 2021 is a 24.82% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,520	0	1,760
FM RD	4,520	0	1,760
SPEC RD/BRIDGE	4,520	0	1,760
BELLVILLE ISD	4,520	0	1,760
BELLVILLE HOSP	4,520	0	1,760
AUSTIN CO PREC1	4,520	0	1,760

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 1,640	1,340	Lease: 1300 Type: REAL Owner #: 508083
FM RD	C 1,640	1,340	Legal: RB MIOCENE UNIT #3 TR 1
SPEC RD/BRIDGE	C 1,640	1,340	ENHANCED ENERGY
BELLVILLE ISD	C 1,640	1,340	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,640	1,340	RRC 27902
AUSTIN CO PREC1	C 1,640	1,340	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004882 Royalty Interest
HB1984: The Appraised value of \$1,340 in 2026 as compared to \$280 in 2021 is a 378.57% increase.			Category: G1
			Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	300	980	360
FM RD	300	980	360
SPEC RD/BRIDGE	300	980	360
BELLVILLE ISD	300	980	360
BELLVILLE HOSP	300	980	360
AUSTIN CO PREC1	300	980	360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,340	1,250	Lease: 600346 Type: REAL Owner #: 508083
FM RD	C 1,340	1,250	Legal: WATERFLOOD UNIT #1 TR 16
SPEC RD/BRIDGE	C 1,340	1,250	ENHANCED ENERGY
BELLVILLE ISD	C 1,340	1,250	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,340	1,250	RRC 8909
AUSTIN CO PREC1	C 1,340	1,250	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004882 Royalty Interest
HB1984: The Appraised value of \$1,250 in 2026 as compared to \$170 in 2021 is a 635.29% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	620	510	740
FM RD	620	510	740
SPEC RD/BRIDGE	620	510	740
BELLVILLE ISD	620	510	740
BELLVILLE HOSP	620	510	740
AUSTIN CO PREC1	620	510	740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,290	4,080	Lease: 600769 Type: REAL Owner #: 508083
FM RD	C 1,290	4,080	Legal: MUELLER A W#15
SPEC RD/BRIDGE	C 1,290	4,080	ENHANCED ENERGY
BELLVILLE ISD	C 1,290	4,080	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,290	4,080	RRC #28069
AUSTIN CO PREC1	C 1,290	4,080	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004883 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 28069
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,290	2,530	1,550
FM RD	1,290	2,530	1,550
SPEC RD/BRIDGE	1,290	2,530	1,550
BELLVILLE ISD	1,290	2,530	1,550
BELLVILLE HOSP	1,290	2,530	1,550
AUSTIN CO PREC1	1,290	2,530	1,550

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,730	4,020	4,410		
FM RD	6,730	4,020	4,410		
SPEC RD/BRIDGE	6,730	4,020	4,410		
BELLVILLE ISD	6,730	4,020	4,410		
BELLVILLE HOSP	6,730	4,020	4,410		
AUSTIN CO PREC1	6,730	4,020	4,410		

