

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

YANA MANAGEMENT CO
PO BOX 7
HOUSTON TX 77001



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:	508128 1371
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 2,870	2,210	Lease: 600698 Type: REAL Owner #: 508128
FM RD	C 2,870	2,210	Legal: SCHULZ-MUENCH
SPEC RD/BRIDGE	C 2,870	2,210	STRAND ENERGY LC
BELLVILLE ISD	C 2,180	1,680	AB 304 JAMES TYLER SUR
COLUMBUS ISD	C 690	530	RRC 25599 25954 262987
BELLVILLE HOSP	C 2,180	1,680	
AUSTIN CO PREC2	C 2,870	2,210	.000958 Override Royalty
			Category: G1
			Railroad #: 25954
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$2,210 in 2026 as compared to \$370 in 2021 is a 497.30% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	730	1,330	880
FM RD	730	1,330	880
SPEC RD/BRIDGE	730	1,330	880
BELLVILLE ISD	560	800	880
COLUMBUS ISD	0	530	0
BELLVILLE HOSP	560	800	880
AUSTIN CO PREC2	730	1,330	880

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 1,430	1,210	Lease: 600732 Type: REAL Owner #: 508128
FM RD	C 1,430	1,210	Legal: G.C. YELDERMAN W#2
SPEC RD/BRIDGE	C 1,430	1,210	STRAND ENERGY LC
BELLVILLE ISD	C 1,430	1,210	AB 243 KUYKENDALL, A
BELLVILLE HOSP	C 1,430	1,210	RRC 24911
AUSTIN CO PREC2	C 1,430	1,210	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000428 Override Royalty
HB1984: The Appraised value of \$1,210 in 2026 as compared to \$190 in 2021 is a 536.84% increase.			Category: G1
			Railroad #: 24911
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	960	50	1,160
FM RD	960	50	1,160
SPEC RD/BRIDGE	960	50	1,160
BELLVILLE ISD	960	50	1,160
BELLVILLE HOSP	960	50	1,160
AUSTIN CO PREC2	960	50	1,160

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	1,690	1,380	2,040
FM RD	1,690	1,380	2,040
SPEC RD/BRIDGE	1,690	1,380	2,040
BELLVILLE ISD	1,520	850	2,040
COLUMBUS ISD	0	530	0
BELLVILLE HOSP	1,520	850	2,040
AUSTIN CO PREC2	1,690	1,380	2,040