

This is NOT a Tax Statement
Do NOT Pay From This Notice

AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE TX 77418

979-865-9124

austincad@gmail.com

BRUCE CYNTHIA KNIGHT
2810 US HWY 190 W STE 100-8
LIVINGSTON TX 77351-8719



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: 508137 123
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	4,700		3,880	Lease: 1122 Type: REAL Owner #: 508137		
FM RD		C	4,700		3,880	Legal: PAINE ROBERT G (4 WELLS)		
SPEC RD/BRIDGE		C	4,700		3,880	ENHANCED ENERGY		
BELLVILLE ISD		C	4,700		3,880	AB 101 W C WHITE SUR		
BELLVILLE HOSP		C	4,700		3,880	RRC 10020 14923 20147 24091		
AUSTIN CO PREC1		C	4,700		3,880			
						.001953 Royalty Interest		
						Category: G1		
						Railroad #: 10020		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984:		The Appraised value of \$3,880 in 2026 as compared to \$3,250 in 2021 is a 19.38% increase.						
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)		
COUNTY		1,350		2,260		1,620		
FM RD		1,350		2,260		1,620		
SPEC RD/BRIDGE		1,350		2,260		1,620		
BELLVILLE ISD		1,350		2,260		1,620		
BELLVILLE HOSP		1,350		2,260		1,620		
AUSTIN CO PREC1		1,350		2,260		1,620		

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	1,220	200	Lease: 600319	Type: REAL	Owner #: 508137
FM RD	C	1,220	200	Legal: WATERFLOOD UNIT #2 TR 3		
SPEC RD/BRIDGE	C	1,220	200	ENHANCED ENERGY		
BELLVILLE ISD	C	1,220	200	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C	1,220	200	RRC 8910		
AUSTIN CO PREC1	C	1,220	200			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001953 Royalty Interest		
HB1984: The Appraised value of \$200 in 2026 as compared to \$70 in 2021 is a 185.71% increase.				Category: G1		
				Railroad #: 8910		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	90	100	100			
FM RD	90	100	100			
SPEC RD/BRIDGE	90	100	100			
BELLVILLE ISD	90	100	100			
BELLVILLE HOSP	90	100	100			
AUSTIN CO PREC1	90	100	100			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	2,260	2,100	Lease: 600362	Type: REAL	Owner #: 508137
FM RD	C	2,260	2,100	Legal: WATERFLOOD UNIT #1 TR 32		
SPEC RD/BRIDGE	C	2,260	2,100	ENHANCED ENERGY		
BELLVILLE ISD	C	2,260	2,100	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C	2,260	2,100	RRC 8909		
AUSTIN CO PREC1	C	2,260	2,100			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001953 Royalty Interest		
HB1984: The Appraised value of \$2,100 in 2026 as compared to \$280 in 2021 is a 650.00% increase.				Category: G1		
				Railroad #: 8909		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	1,040	860	1,240			
FM RD	1,040	860	1,240			
SPEC RD/BRIDGE	1,040	860	1,240			
BELLVILLE ISD	1,040	860	1,240			
BELLVILLE HOSP	1,040	860	1,240			
AUSTIN CO PREC1	1,040	860	1,240			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	640	980	Lease: 600747	Type: REAL	Owner #: 508137
FM RD	C	640	980	Legal: PAINE ROBERT G W#50		
SPEC RD/BRIDGE	C	640	980	ENHANCED ENERGY PART		
BELLVILLE ISD	C	640	980	AB 101 WHITE, W C		
BELLVILLE HOSP	C	640	980	RRC# 27229		
AUSTIN CO PREC1	C	640	980			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001953 Royalty Interest		
No 2021 Hist				Category: G1		
				Railroad #: 27229		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	200	740	240			
FM RD	200	740	240			
SPEC RD/BRIDGE	200	740	240			
BELLVILLE ISD	200	740	240			
BELLVILLE HOSP	200	740	240			
AUSTIN CO PREC1	200	740	240			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,680	3,960	3,200		
FM RD	2,680	3,960	3,200		
SPEC RD/BRIDGE	2,680	3,960	3,200		
BELLVILLE ISD	2,680	3,960	3,200		
BELLVILLE HOSP	2,680	3,960	3,200		
AUSTIN CO PREC1	2,680	3,960	3,200		

