

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

ATCHISON CHARLES DELOSS
1434 SEVAN LAKE CT
FT WAYNE IN 46825



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:	508140 40
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	650	550	Lease:	1024	Type: REAL Owner #: 508140
FM RD	C	650	550	Legal:	GEORGE B W#1	
SPEC RD/BRIDGE	C	650	550		STRAND ENERGY LC	
BELLVILLE ISD	C	650	550		AB 124 THOS BELL SUR	
BELLVILLE HOSP	C	650	550		RRC 63448	
AUSTIN CO PREC1	C	650	550			
					.000625 Override Royalty	
					Category: G1	
					Railroad #: 27924	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$550 in 2026 as compared to \$100 in 2021 is a 450.00% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		430	30		520	
FM RD		430	30		520	
SPEC RD/BRIDGE		430	30		520	
BELLVILLE ISD		430	30		520	
BELLVILLE HOSP		430	30		520	
AUSTIN CO PREC1		430	30		520	

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	120	850	Lease: 1025 Type: REAL Owner #: 508140
FM RD	C	120	850	Legal: SCHILLER W#1
SPEC RD/BRIDGE	C	120	850	STRAND ENERGY LLC
BELLVILLE ISD	C	120	850	AB 243 KUYKENDALL A SUR
BELLVILLE HOSP	C	120	850	RRC 27952
AUSTIN CO PREC1	C	120	850	.000417 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$850 in 2026 as compared to \$40 in 2021 is a 2025.00% increase.				Railroad #: 27952
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	40	800	50	
FM RD	40	800	50	
SPEC RD/BRIDGE	40	800	50	
BELLVILLE ISD	40	800	50	
BELLVILLE HOSP	40	800	50	
AUSTIN CO PREC1	40	800	50	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	210	340	Lease: 600662 Type: REAL Owner #: 508140
BELLVILLE ISD	C	210	340	Legal: SCHILLER #6
FM RD	C	210	340	STRAND ENERGY LC
SPEC RD/BRIDGE	C	210	340	AB 243 KUYKENDALL A SUR
BELLVILLE HOSP	C	210	340	RRC 232647
AUSTIN CO PREC2 G	C	210	340	.000416 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$340 in 2026 as compared to \$360 in 2021 is a 5.56% decrease.				Railroad #: 232647
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	210	90	250	
BELLVILLE ISD	210	90	250	
FM RD	210	90	250	
SPEC RD/BRIDGE	210	90	250	
BELLVILLE HOSP	210	90	250	
AUSTIN CO PREC2	0	340	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	480	450	Lease: 600751 Type: REAL Owner #: 508140
FM RD	C	480	450	Legal: GEORGE B W#5
SPEC RD/BRIDGE	C	480	450	STRAND ENERGY LC
BELLVILLE ISD	C	480	450	AB 314 WRIGHT HRS F
BELLVILLE HOSP	C	480	450	RRC 286048
AUSTIN CO PREC2 G	C	480	450	.000625 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$450 in 2026 as compared to \$160 in 2021 is a 181.25% increase.				Railroad #: 286048
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	30	420	30	
FM RD	30	420	30	
SPEC RD/BRIDGE	30	420	30	
BELLVILLE ISD	30	420	30	
BELLVILLE HOSP	30	420	30	
AUSTIN CO PREC2	0	450	0	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	710	1,340	850		
FM RD	710	1,340	850		
SPEC RD/BRIDGE	710	1,340	850		
BELLVILLE ISD	710	1,340	850		
BELLVILLE HOSP	710	1,340	850		
AUSTIN CO PREC1	470	830	570		
AUSTIN CO PREC2	0	790	0		

