

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

MORGAN LYNSEY
2311 BRIARLEE DR
HOUSTON TX 77077



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:	508468 831
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	1,520	470	Lease: 1096 Type: REAL Owner #: 508468
FM RD	1,520	470	Legal: MUELLER A
SPEC RD/BRIDGE	1,520	470	ENHANCED ENERGY
BELLVILLE ISD	1,520	470	AB 101 W C WHITE SUR
BELLVILLE HOSP	1,520	470	RRC 27890
AUSTIN CO PREC1	1,520	470	
HB1984: The Appraised value of \$470 in 2026 as compared to \$380 in 2021 is a 23.68% increase.			.001302 Royalty Interest Category: G1 Railroad #: 27890
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,210	0	470
FM RD	1,210	0	470
SPEC RD/BRIDGE	1,210	0	470
BELLVILLE ISD	1,210	0	470
BELLVILLE HOSP	1,210	0	470
AUSTIN CO PREC1	1,210	0	470

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	360	Lease: 1300 Type: REAL Owner #: 508468
FM RD	C 440	360	Legal: RB MIOCENE UNIT #3 TR 1
SPEC RD/BRIDGE	C 440	360	ENHANCED ENERGY
BELLVILLE ISD	C 440	360	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 440	360	RRC 27902
AUSTIN CO PREC1	C 440	360	.001302 Royalty Interest
			Category: G1
			Railroad #: 27902
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$360 in 2026 as compared to \$80 in 2021 is a 350.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	260	100
FM RD	90	260	100
SPEC RD/BRIDGE	90	260	100
BELLVILLE ISD	90	260	100
BELLVILLE HOSP	90	260	100
AUSTIN CO PREC1	90	260	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 360	330	Lease: 600346 Type: REAL Owner #: 508468
FM RD	C 360	330	Legal: WATERFLOOD UNIT #1 TR 16
SPEC RD/BRIDGE	C 360	330	ENHANCED ENERGY
BELLVILLE ISD	C 360	330	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 360	330	RRC 8909
AUSTIN CO PREC1	C 360	330	.001302 Royalty Interest
			Category: G1
			Railroad #: 8909
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$330 in 2026 as compared to \$40 in 2021 is a 725.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	160	140	190
FM RD	160	140	190
SPEC RD/BRIDGE	160	140	190
BELLVILLE ISD	160	140	190
BELLVILLE HOSP	160	140	190
AUSTIN CO PREC1	160	140	190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 340	1,090	Lease: 600769 Type: REAL Owner #: 508468
FM RD	C 340	1,090	Legal: MUELLER A W#15
SPEC RD/BRIDGE	C 340	1,090	ENHANCED ENERGY
BELLVILLE ISD	C 340	1,090	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 340	1,090	RRC #28069
AUSTIN CO PREC1	C 340	1,090	.001302 Royalty Interest
			Category: G1
			Railroad #: 28069
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	340	680	410
FM RD	340	680	410
SPEC RD/BRIDGE	340	680	410
BELLVILLE ISD	340	680	410
BELLVILLE HOSP	340	680	410
AUSTIN CO PREC1	340	680	410

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,800	1,080	1,170		
FM RD	1,800	1,080	1,170		
SPEC RD/BRIDGE	1,800	1,080	1,170		
BELLVILLE ISD	1,800	1,080	1,170		
BELLVILLE HOSP	1,800	1,080	1,170		
AUSTIN CO PREC1	1,800	1,080	1,170		

