

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

WONG KIRK S & AURORA
13026 FOX BRUSH LANE
HOUSTON TX 77041



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:	508469 1357
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	370	270	Lease: 600461 Type: REAL Owner #: 508469
FM RD	370	270	Legal: GOLDBERG UNIT
SPEC RD/BRIDGE	370	270	MAGNOLIA OIL & GAS
BELLVILLE ISD	370	270	AB 49 J HODGE SUR
BELLVILLE HOSP	370	270	RRC 167650
AUSTIN CO PREC2	370	270	
HB1984: The Appraised value of \$270 in 2026 as compared to \$190 in 2021 is a 42.11% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	370	0	270
FM RD	370	0	270
SPEC RD/BRIDGE	370	0	270
BELLVILLE ISD	370	0	270
BELLVILLE HOSP	370	0	270
AUSTIN CO PREC2	370	0	270

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	2,130	1,420	Lease: 600572	Type: REAL	Owner #: 508469
FM RD		C	2,130	1,420	Legal: GOLDBERG UNIT W#2		
SPEC RD/BRIDGE		C	2,130	1,420	MAGNOLIA OIL & GAS		
BELLVILLE ISD		C	2,130	1,420	AB 49 J HODGE SUR		
BELLVILLE HOSP		C	2,130	1,420	RRC 203906		
AUSTIN CO PREC2		C	2,130	1,420	.006258 Royalty Interest		
					Category:	G1	
					Railroad #:	203906	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$1,420 in 2026 as compared to \$390 in 2021 is a 264.10% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		600		700	720		
FM RD		600		700	720		
SPEC RD/BRIDGE		600		700	720		
BELLVILLE ISD		600		700	720		
BELLVILLE HOSP		600		700	720		
AUSTIN CO PREC2		600		700	720		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	970	700	990		
FM RD	970	700	990		
SPEC RD/BRIDGE	970	700	990		
BELLVILLE ISD	970	700	990		
BELLVILLE HOSP	970	700	990		
AUSTIN CO PREC2	970	700	990		