

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

HEMMEN HENDRICK & JANENE
REVOCABLE LIVING TRUST
31603 MONTANO CT
MAGNOLIA TX 77354



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:	508470 499
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	2,390	3,290	Lease: 600579	Type: REAL Owner #: 508470
FM RD	C	2,390	3,290	Legal: RICHTER-LOEWE W#3	
SPEC RD/BRIDGE	C	2,390	3,290	STRAND ENERGY LC	
BELLVILLE ISD	C	2,390	3,290	AB 314 F WRIGHT SUR	
BELLVILLE HOSP	C	2,390	3,290	RRC 203107	
AUSTIN CO PREC2	C	2,390	3,290		
				.001200 Override Royalty	
				Category: G1	
				Railroad #: 203107	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,290 in 2026 as compared to \$1,470 in 2021 is a 123.81% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	120	3,150	140		
FM RD	120	3,150	140		
SPEC RD/BRIDGE	120	3,150	140		
BELLVILLE ISD	120	3,150	140		
BELLVILLE HOSP	120	3,150	140		
AUSTIN CO PREC2	120	3,150	140		

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 330	290	Lease: 600634 Type: REAL Owner #: 508470
BELLVILLE ISD	C 330	290	Legal: RICHTER-LOEWE W#2
FM RD	C 330	290	STRAND ENERGY LC
SPEC RD/BRIDGE	C 330	290	AB 314 HRS F WRIGHT
BELLVILLE HOSP	C 330	290	RRC 214202
AUSTIN CO PREC2	C 330	290	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001200 Override Royalty
HB1984: The Appraised value of \$290 in 2026 as compared to \$210 in 2021 is a 38.10% increase.			Category: G1
			Railroad #: 214202
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	240	50
BELLVILLE ISD	40	240	50
FM RD	40	240	50
SPEC RD/BRIDGE	40	240	50
BELLVILLE HOSP	40	240	50
AUSTIN CO PREC2	40	240	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,030	1,570	Lease: 600698 Type: REAL Owner #: 508470
FM RD	C 2,030	1,570	Legal: SCHULZ-MUENCH
SPEC RD/BRIDGE	C 2,030	1,570	STRAND ENERGY LC
BELLVILLE ISD	C 1,550	1,190	AB 304 JAMES TYLER SUR
COLUMBUS ISD G	C 490	380	RRC 25599 25954 262987
BELLVILLE HOSP	C 1,550	1,190	
AUSTIN CO PREC2	C 2,030	1,570	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000680 Override Royalty
HB1984: The Appraised value of \$1,570 in 2026 as compared to \$260 in 2021 is a 503.85% increase.			Category: G1
			Railroad #: 25954
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	520	950	620
FM RD	520	950	620
SPEC RD/BRIDGE	520	950	620
BELLVILLE ISD	390	570	620
COLUMBUS ISD	0	380	0
BELLVILLE HOSP	390	570	620
AUSTIN CO PREC2	520	950	620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,440	2,910	Lease: 600732 Type: REAL Owner #: 508470
FM RD	C 3,440	2,910	Legal: G.C. YELDERMAN W#2
SPEC RD/BRIDGE	C 3,440	2,910	STRAND ENERGY LC
BELLVILLE ISD	C 3,440	2,910	AB 243 KUYKENDALL, A
BELLVILLE HOSP	C 3,440	2,910	RRC 24911
AUSTIN CO PREC2	C 3,440	2,910	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001032 Override Royalty
HB1984: The Appraised value of \$2,910 in 2026 as compared to \$460 in 2021 is a 532.61% increase.			Category: G1
			Railroad #: 24911
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,320	130	2,780
FM RD	2,320	130	2,780
SPEC RD/BRIDGE	2,320	130	2,780
BELLVILLE ISD	2,320	130	2,780
BELLVILLE HOSP	2,320	130	2,780
AUSTIN CO PREC2	2,320	130	2,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,510	2,210	Lease: 600752 Type: REAL Owner #: 508470
FM RD	2,510	2,210	Legal: BLEZINGER W #4 & #5
SPEC RD/BRIDGE	2,510	2,210	STRAND ENERGY
BELLVILLE ISD	2,510	2,210	AB 314 F WRIGHT SUR
BELLVILLE HOSP	2,510	2,210	RRC 27934
AUSTIN CO PREC2	2,510	2,210	
HB1984: The Appraised value of \$2,210 in 2026 as compared to \$120 in 2021 is a 1741.67% increase.			.001200 Override Royalty Category: G1 Railroad #: 27934
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,290	0	2,210
FM RD	2,290	0	2,210
SPEC RD/BRIDGE	2,290	0	2,210
BELLVILLE ISD	2,290	0	2,210
BELLVILLE HOSP	2,290	0	2,210
AUSTIN CO PREC2	2,290	0	2,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 760	850	Lease: 600761 Type: REAL Owner #: 508470
BELLVILLE ISD	C 760	850	Legal: RICHTER-LOEWE W#4
FM RD	C 760	850	STRAND ENERGY LC
SPEC RD/BRIDGE	C 760	850	AB 314 WRIGHT HRS F
BELLVILLE HOSP	C 760	850	RRC#290660
AUSTIN CO PREC2	C 760	850	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.001200 Override Royalty Category: G1 Railroad #: 290660
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	730	120
BELLVILLE ISD	100	730	120
FM RD	100	730	120
SPEC RD/BRIDGE	100	730	120
BELLVILLE HOSP	100	730	120
AUSTIN CO PREC2	100	730	120

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,390	5,200	5,920		
FM RD	5,390	5,200	5,920		
SPEC RD/BRIDGE	5,390	5,200	5,920		
BELLVILLE ISD	5,260	4,820	5,920		
BELLVILLE HOSP	5,260	4,820	5,920		
AUSTIN CO PREC2	5,390	5,200	5,920		
COLUMBUS ISD	0	380	0		

