

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

REEN RANDELL NED ESTATE
HEATHER LEE REED EXECUTOR
2143 CHAPEL DOWNS DR
ARLINGTON TX 76017



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: 508482 983

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 1,300	1,270	Lease: 1312 Type: REAL Owner #: 508482
FM RD	C 1,300	1,270	Legal: RB COCKFIELD UNIT #4 TR #1
SPEC RD/BRIDGE	C 1,300	1,270	ENHANCED ENERGY
BELLVILLE ISD	C 1,300	1,270	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,300	1,270	RRC 19470
AUSTIN CO PREC1	C 1,300	1,270	.002314 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$1,270 in 2026 as compared to \$130 in 2021 is a 876.92% increase.			Railroad #: 19470
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	370	820	450
FM RD	370	820	450
SPEC RD/BRIDGE	370	820	450
BELLVILLE ISD	370	820	450
BELLVILLE HOSP	370	820	450
AUSTIN CO PREC1	370	820	450

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 570	90	Lease: 600326 Type: REAL Owner #: 508482
FM RD	C 570	90	Legal: WATERFLOOD UNIT #2 TR 10
SPEC RD/BRIDGE	C 570	90	ENHANCED ENERGY
BELLVILLE ISD	C 570	90	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 570	90	RRC 8910
AUSTIN CO PREC1	C 570	90	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002314 Override Royalty
HB1984: The Appraised value of \$90 in 2026 as compared to \$30 in 2021 is a 200.00% increase.			Category: G1
			Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	40	50
FM RD	40	40	50
SPEC RD/BRIDGE	40	40	50
BELLVILLE ISD	40	40	50
BELLVILLE HOSP	40	40	50
AUSTIN CO PREC1	40	40	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 60	60	Lease: 600339 Type: REAL Owner #: 508482
FM RD	C 60	60	Legal: WATERFLOOD UNIT #1 TR 4
SPEC RD/BRIDGE	C 60	60	ENHANCED ENERGY
BELLVILLE ISD	C 60	60	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 60	60	RRC 8909
AUSTIN CO PREC1	C 60	60	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002084 Royalty Interest
HB1984: The Appraised value of \$60 in 2026 as compared to \$10 in 2021 is a 500.00% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	30	30
FM RD	30	30	30
SPEC RD/BRIDGE	30	30	30
BELLVILLE ISD	30	30	30
BELLVILLE HOSP	30	30	30
AUSTIN CO PREC1	30	30	30

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	440	890	530		
FM RD	440	890	530		
SPEC RD/BRIDGE	440	890	530		
BELLVILLE ISD	440	890	530		
BELLVILLE HOSP	440	890	530		
AUSTIN CO PREC1	440	890	530		