

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

BOKF DBA BANK OF TEXAS
STE 1300
3009 POST OAK BOULEVARD
HOUSTON TX 77056



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: 508518 101 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	3,150		10,710	Lease: 600315 Type: REAL Owner #: 508518			
FM RD		C	3,150		10,710	Legal: RB MIOCENE UNIT #1 TR 2			
SPEC RD/BRIDGE		C	3,150		10,710	ENHANCED ENERGY			
BELLVILLE ISD		C	3,150		10,710	AB 101 W C WHITE SUR			
BELLVILLE HOSP		C	3,150		10,710	RRC 27901			
AUSTIN CO PREC1		C	3,150		10,710				
						.062501 Royalty Interest			
						Category: G1			
						Railroad #: 27901			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984:		The Appraised value of \$10,710 in 2026 as compared to \$260 in 2021 is a 4019.23% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY		2,380		7,860		2,850			
FM RD		2,380		7,860		2,850			
SPEC RD/BRIDGE		2,380		7,860		2,850			
BELLVILLE ISD		2,380		7,860		2,850			
BELLVILLE HOSP		2,380		7,860		2,850			
AUSTIN CO PREC1		2,380		7,860		2,850			

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 600	2,040	Lease: 600316 Type: REAL Owner #: 508518
FM RD	C 600	2,040	Legal: RB MIOCENE UNIT #1 TR 3
SPEC RD/BRIDGE	C 600	2,040	ENHANCED ENERGY
BELLVILLE ISD	C 600	2,040	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 600	2,040	RRC 27901
AUSTIN CO PREC1	C 600	2,040	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.062500 Royalty Interest
HB1984: The Appraised value of \$2,040 in 2026 as compared to \$50 in 2021 is a 3980.00% increase.			Category: G1
			Railroad #: 27901
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	460	1,490	550
FM RD	460	1,490	550
SPEC RD/BRIDGE	460	1,490	550
BELLVILLE ISD	460	1,490	550
BELLVILLE HOSP	460	1,490	550
AUSTIN CO PREC1	460	1,490	550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 5,300	4,930	Lease: 600347 Type: REAL Owner #: 508518
FM RD	C 5,300	4,930	Legal: WATERFLOOD UNIT #1 TR 17
SPEC RD/BRIDGE	C 5,300	4,930	ENHANCED ENERGY
BELLVILLE ISD	C 5,300	4,930	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 5,300	4,930	RRC 8909
AUSTIN CO PREC1	C 5,300	4,930	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.023438 Royalty Interest
HB1984: The Appraised value of \$4,930 in 2026 as compared to \$650 in 2021 is a 658.46% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,430	2,010	2,920
FM RD	2,430	2,010	2,920
SPEC RD/BRIDGE	2,430	2,010	2,920
BELLVILLE ISD	2,430	2,010	2,920
BELLVILLE HOSP	2,430	2,010	2,920
AUSTIN CO PREC1	2,430	2,010	2,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 8,830	8,210	Lease: 600347 Type: REAL Owner #: 508518
FM RD	C 8,830	8,210	Legal: WATERFLOOD UNIT #1 TR 17
SPEC RD/BRIDGE	C 8,830	8,210	ENHANCED ENERGY
BELLVILLE ISD	C 8,830	8,210	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 8,830	8,210	RRC 8909
AUSTIN CO PREC1	C 8,830	8,210	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.039062 Override Royalty
HB1984: The Appraised value of \$8,210 in 2026 as compared to \$1,080 in 2021 is a 660.19% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,060	3,340	4,870
FM RD	4,060	3,340	4,870
SPEC RD/BRIDGE	4,060	3,340	4,870
BELLVILLE ISD	4,060	3,340	4,870
BELLVILLE HOSP	4,060	3,340	4,870
AUSTIN CO PREC1	4,060	3,340	4,870

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	9,330	14,700	11,190		
FM RD	9,330	14,700	11,190		
SPEC RD/BRIDGE	9,330	14,700	11,190		
BELLVILLE ISD	9,330	14,700	11,190		
BELLVILLE HOSP	9,330	14,700	11,190		
AUSTIN CO PREC1	9,330	14,700	11,190		

