

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

SUNSTROM CAROLYN GIFT TRUST
CAROLYN J SUNSTROM TRUSTEE
11 DISCOVERY WAY
SWQUIM WA 98382



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:	508545 1176
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	5,210	4,390	Lease: 600482 Type: REAL Owner #: 508545
FM RD	5,210	4,390	Legal: DIERKING UNIT W#1
SPEC RD/BRIDGE	5,210	4,390	MAGNOLIA OIL & GAS
BELLVILLE ISD	5,210	4,390	AB 16 CHAS BENTON
BELLVILLE HOSP	5,210	4,390	RRC 174174
AUSTIN CO PREC2	5,210	4,390	
No 2021 Hist			.003856 Royalty Interest
			Category: G1
			Railroad #: 174174
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,400	0	4,390
FM RD	4,400	0	4,390
SPEC RD/BRIDGE	4,400	0	4,390
BELLVILLE ISD	4,400	0	4,390
BELLVILLE HOSP	4,400	0	4,390
AUSTIN CO PREC2	4,400	0	4,390

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 80	900	Lease: 600588 Type: REAL Owner #: 508545
FM RD	C 80	900	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C 80	900	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 80	900	AB 16 CHAS BENTON
BELLVILLE HOSP	C 80	900	RRC 203886
			.003856 Royalty Interest
			Category: G1
			Railroad #: 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	890	10		
FM RD	10	890	10		
SPEC RD/BRIDGE	10	890	10		
BELLVILLE ISD	10	890	10		
BELLVILLE HOSP	10	890	10		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,410	890	4,400		
FM RD	4,410	890	4,400		
SPEC RD/BRIDGE	4,410	890	4,400		
BELLVILLE ISD	4,410	890	4,400		
BELLVILLE HOSP	4,410	890	4,400		
AUSTIN CO PREC2	4,400	0	4,390		