

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

STEIN RUSSELL
PO BOX 2512
BRENHAM TX 77834-2512



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: 508668 1156 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	520	2,320	Lease: 600494 Type: REAL Owner #: 508668	
FM RD		C	520	2,320	Legal: RAINS TRUST UNIT	
SPEC RD/BRIDGE		C	520	2,320	MAGNOLIA OIL & GAS	
BELLVILLE ISD		C	520	2,320	AB 65 ALLEN LARRISON SUR	
BELLVILLE HOSP		C	520	2,320	RRC 175403	
AUSTIN CO PREC2		C	520	2,320	.006933 Royalty Interest	
					Category: G1	
					Railroad #: 175403	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2021 Hist						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		380		1,860	460	
FM RD		380		1,860	460	
SPEC RD/BRIDGE		380		1,860	460	
BELLVILLE ISD		380		1,860	460	
BELLVILLE HOSP		380		1,860	460	
AUSTIN CO PREC2		380		1,860	460	

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	730	2,080	Lease: 600596	Type: REAL Owner #: 508668
FM RD	C	730	2,080	Legal: RAINS TRUST UNIT #2	
SPEC RD/BRIDGE	C	730	2,080	MAGNOLIA OIL & GAS	
BELLVILLE ISD	C	730	2,080	AB 60 KUYKENDALL ELIZABETH	
BELLVILLE HOSP	C	730	2,080	RRC 206255	
AUSTIN CO PREC2	C	730	2,080		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.006934 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 206255	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	730	1,200	880		
FM RD	730	1,200	880		
SPEC RD/BRIDGE	730	1,200	880		
BELLVILLE ISD	730	1,200	880		
BELLVILLE HOSP	730	1,200	880		
AUSTIN CO PREC2	730	1,200	880		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,110	3,060	1,340		
FM RD	1,110	3,060	1,340		
SPEC RD/BRIDGE	1,110	3,060	1,340		
BELLVILLE ISD	1,110	3,060	1,340		
BELLVILLE HOSP	1,110	3,060	1,340		
AUSTIN CO PREC2	1,110	3,060	1,340		