

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

PATTERSON NINA JEAN
5112 PINE ST
BELLAIRE TX 77401



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: 508757 907

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 9,130	7,650	Lease: 1024 Type: REAL Owner #: 508757
FM RD	C 9,130	7,650	Legal: GEORGE B W#1
SPEC RD/BRIDGE	C 9,130	7,650	STRAND ENERGY LC
BELLVILLE ISD	C 9,130	7,650	AB 124 THOS BELL SUR
BELLVILLE HOSP	C 9,130	7,650	RRC 63448
AUSTIN CO PREC1	C 9,130	7,650	
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		.008750 Override Royalty Category: G1 Railroad #: 27924
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	6,000	450	7,200
FM RD	6,000	450	7,200
SPEC RD/BRIDGE	6,000	450	7,200
BELLVILLE ISD	6,000	450	7,200
BELLVILLE HOSP	6,000	450	7,200
AUSTIN CO PREC1	6,000	450	7,200

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 2,560	17,840	Lease: 1025 Type: REAL Owner #: 508757
FM RD	C 2,560	17,840	Legal: SCHILLER W#1
SPEC RD/BRIDGE	C 2,560	17,840	STRAND ENERGY LLC
BELLVILLE ISD	C 2,560	17,840	AB 243 KUYKENDALL A SUR
BELLVILLE HOSP	C 2,560	17,840	RRC 27952
AUSTIN CO PREC1	C 2,560	17,840	
			.008750 Royalty Interest
			Category: G1
			Railroad #: 27952
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,630	14,770	3,070
FM RD	1,630	14,770	3,070
SPEC RD/BRIDGE	1,630	14,770	3,070
BELLVILLE ISD	1,630	14,770	3,070
BELLVILLE HOSP	1,630	14,770	3,070
AUSTIN CO PREC1	1,630	14,770	3,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 4,460	7,060	Lease: 600662 Type: REAL Owner #: 508757
BELLVILLE ISD	C 4,460	7,060	Legal: SCHILLER #6
FM RD	C 4,460	7,060	STRAND ENERGY LC
SPEC RD/BRIDGE	C 4,460	7,060	AB 243 KUYKENDALL A SUR
BELLVILLE HOSP	C 4,460	7,060	RRC 232647
AUSTIN CO PREC2	C 4,460	7,060	
			.008750 Override Royalty
			Category: G1
			Railroad #: 232647
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,460	1,710	5,350
BELLVILLE ISD	4,460	1,710	5,350
FM RD	4,460	1,710	5,350
SPEC RD/BRIDGE	4,460	1,710	5,350
BELLVILLE HOSP	4,460	1,710	5,350
AUSTIN CO PREC2	4,460	1,710	5,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,880	2,700	Lease: 600751 Type: REAL Owner #: 508757
FM RD	C 2,880	2,700	Legal: GEORGE B W#5
SPEC RD/BRIDGE	C 2,880	2,700	STRAND ENERGY LC
BELLVILLE ISD	C 2,880	2,700	AB 314 WRIGHT HRS F
BELLVILLE HOSP	C 2,880	2,700	RRC 286048
AUSTIN CO PREC2	C 2,880	2,700	
			.003750 Override Royalty
			Category: G1
			Railroad #: 286048
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	2,480	220
FM RD	190	2,480	220
SPEC RD/BRIDGE	190	2,480	220
BELLVILLE ISD	190	2,480	220
BELLVILLE HOSP	190	2,480	220
AUSTIN CO PREC2	190	2,480	220

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	12,280	19,410	15,840		
FM RD	12,280	19,410	15,840		
SPEC RD/BRIDGE	12,280	19,410	15,840		
BELLVILLE ISD	12,280	19,410	15,840		
BELLVILLE HOSP	12,280	19,410	15,840		
AUSTIN CO PREC1	7,630	15,220	10,270		
AUSTIN CO PREC2	4,650	4,190	5,570		

