

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

DOUGHERTY SHELLEY C
PO BOX 5688
GRANBURY TX 76049



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: 508758 266 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	1,290	810	Lease: 600737 Type: REAL Owner #: 508758
FM RD	C	1,290	810	Legal: ROBERT R JACKSON WH2RE & 7
SPEC RD/BRIDGE	C	1,290	810	BEAR CREEK ENERGY
BELLVILLE ISD	C	1,290	810	AB 101 WHITE WC
BELLVILLE HOSP	C	1,290	810	RRC# 26525
AUSTIN CO PREC1	C	1,290	810	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.007812 Royalty Interest
		No 2021 Hist		Category: G1
				Railroad #: 26525
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	240	520	290	
FM RD	240	520	290	
SPEC RD/BRIDGE	240	520	290	
BELLVILLE ISD	240	520	290	
BELLVILLE HOSP	240	520	290	
AUSTIN CO PREC1	240	520	290	

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	1,320	210	Lease: 600785 Type: REAL Owner #: 508758
FM RD	1,320	210	Legal: WILSON, J W W#26
SPEC RD/BRIDGE	1,320	210	ENHANCED ENERGY PART
BELLVILLE ISD	1,320	210	AB 46 HARVEY WILLIAM
BELLVILLE HOSP	1,320	210	RRC 27893
AUSTIN CO PREC1	1,320	210	
No 2021 Hist			.003907 Royalty Interest Category: G1 Railroad #: 27893

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,320	0	210		
FM RD	1,320	0	210		
SPEC RD/BRIDGE	1,320	0	210		
BELLVILLE ISD	1,320	0	210		
BELLVILLE HOSP	1,320	0	210		
AUSTIN CO PREC1	1,320	0	210		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,560	520	500		
FM RD	1,560	520	500		
SPEC RD/BRIDGE	1,560	520	500		
BELLVILLE ISD	1,560	520	500		
BELLVILLE HOSP	1,560	520	500		
AUSTIN CO PREC1	1,560	520	500		