

austincad@gmail.com

KRM INHERITANCE TRUST UTA 7/17
KIRSTEN MARIE MELANCON TRUSTEE
113 GASSEN ST
LULING LA 70070

Abstract

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 : 509357 684

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			1,390	Lease: 600698 Type: REAL Owner #: 509357		
FM RD			1,390	Legal: SCHULZ-MUENCH		
SPEC RD/BRIDGE			1,390	STRAND ENERGY LC		
BELLVILLE ISD			1,050	AB 304 JAMES TYLER SUR		
COLUMBUS ISD	G		330	RRC 25599 25954 262987		
BELLVILLE HOSP			1,050			
AUSTIN CO PREC2			1,390	.000602 Override Royalty		
Deductions: (G)=LESS THAN \$500 MIN INT				Category: G1		
No 2021 Hist				Railroad #: 25954		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0		0	1,390		
FM RD	0		0	1,390		
SPEC RD/BRIDGE	0		0	1,390		
BELLVILLE ISD	0		0	1,050		
COLUMBUS ISD	0		330	0		
BELLVILLE HOSP	0		0	1,050		
AUSTIN CO PREC2	0		0	1,390		

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, beginngg 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 FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2			1,960 1,960 1,960 1,960 1,960 1,960	Lease: 600732 Type: REAL Owner #: 509357 Legal: G.C. YELDERMAN W#2 STRAND ENERGY LC AB 243 KUYKENDALL, A RRC 24911 .000695 Override Royalty Category: G1 Railroad #: 24911		
No 2021 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	0	1,960		
FM RD		0	0	1,960		
SPEC RD/BRIDGE		0	0	1,960		
BELLVILLE ISD		0	0	1,960		
BELLVILLE HOSP		0	0	1,960		
AUSTIN CO PREC2		0	0	1,960		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	0	0	3,350		
FM RD	0	0	3,350		
SPEC RD/BRIDGE	0	0	3,350		
BELLVILLE ISD	0	0	3,010		
COLUMBUS ISD	0	330	0		
BELLVILLE HOSP	0	0	3,010		
AUSTIN CO PREC2	0	0	3,350		