

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

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GRANBURY TX 76049-0688



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: 701004 1344 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	1,210	80	Lease: 1136 Type: REAL Owner #: 701004
FM RD	1,210	80	Legal: MCCASLAND A T A/C 1
SPEC RD/BRIDGE	1,210	80	ENHANCED ENERGY
BELLVILLE ISD	1,210	80	AB 101 W C WHITE SUR
BELLVILLE HOSP	1,210	80	RRC 10018 10041
AUSTIN CO PREC1	1,210	80	.003125 Royalty Interest
HB1984: The Appraised value of \$80 in 2026 as compared to \$190 in 2021 is a 57.89% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,210	0	80
FM RD	1,210	0	80
SPEC RD/BRIDGE	1,210	0	80
BELLVILLE ISD	1,210	0	80
BELLVILLE HOSP	1,210	0	80
AUSTIN CO PREC1	1,210	0	80

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	450	370	Lease: 600334	Type: REAL Owner #: 701004
FM RD	C	450	370	Legal: RB MIOCENE UNIT #3 TR 3	
SPEC RD/BRIDGE	C	450	370	ENHANCED ENERGY	
BELLVILLE ISD	C	450	370	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	450	370	RRC 27902	
AUSTIN CO PREC1	C	450	370		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.003906 Royalty Interest	
HB1984: The Appraised value of \$370 in 2026 as compared to				Category: G1	
				Railroad #: 27902	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		90	270	100	
FM RD		90	270	100	
SPEC RD/BRIDGE		90	270	100	
BELLVILLE ISD		90	270	100	
BELLVILLE HOSP		90	270	100	
AUSTIN CO PREC1		90	270	100	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	220	210	Lease: 600338	Type: REAL Owner #: 701004
FM RD	C	220	210	Legal: WATERFLOOD UNIT #1 TR 3	
SPEC RD/BRIDGE	C	220	210	ENHANCED ENERGY	
BELLVILLE ISD	C	220	210	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	220	210	RRC 8909	
AUSTIN CO PREC1	C	220	210		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.004558 Royalty Interest	
HB1984: The Appraised value of \$210 in 2026 as compared to				Category: G1	
				Railroad #: 8909	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		100	90	120	
FM RD		100	90	120	
SPEC RD/BRIDGE		100	90	120	
BELLVILLE ISD		100	90	120	
BELLVILLE HOSP		100	90	120	
AUSTIN CO PREC1		100	90	120	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	2,460	2,290	Lease: 600359	Type: REAL Owner #: 701004
FM RD	C	2,460	2,290	Legal: WATERFLOOD UNIT #1 TR 29	
SPEC RD/BRIDGE	C	2,460	2,290	ENHANCED ENERGY	
BELLVILLE ISD	C	2,460	2,290	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	2,460	2,290	RRC 8909	
AUSTIN CO PREC1	C	2,460	2,290		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.003906 Royalty Interest	
HB1984: The Appraised value of \$2,290 in 2026 as compared to				Category: G1	
				Railroad #: 8909	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,120	940	1,350	
FM RD		1,120	940	1,350	
SPEC RD/BRIDGE		1,120	940	1,350	
BELLVILLE ISD		1,120	940	1,350	
BELLVILLE HOSP		1,120	940	1,350	
AUSTIN CO PREC1		1,120	940	1,350	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 14,110	11,940	Lease: 600732 Type: REAL Owner #: 701004
FM RD	C 14,110	11,940	Legal: G.C. YELDERMAN W#2
SPEC RD/BRIDGE	C 14,110	11,940	STRAND ENERGY LC
BELLVILLE ISD	C 14,110	11,940	AB 243 KUYKENDALL, A
BELLVILLE HOSP	C 14,110	11,940	RRC 24911
AUSTIN CO PREC2	C 14,110	11,940	.004232 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$11,940 in 2026 as compared to \$1,880 in 2021 is a 535.11% increase.			Railroad #: 24911
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	9,520	520	11,420
FM RD	9,520	520	11,420
SPEC RD/BRIDGE	9,520	520	11,420
BELLVILLE ISD	9,520	520	11,420
BELLVILLE HOSP	9,520	520	11,420
AUSTIN CO PREC2	9,520	520	11,420

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	12,040	1,820	13,070
FM RD	12,040	1,820	13,070
SPEC RD/BRIDGE	12,040	1,820	13,070
BELLVILLE ISD	12,040	1,820	13,070
BELLVILLE HOSP	12,040	1,820	13,070
AUSTIN CO PREC1	2,520	1,300	1,650
AUSTIN CO PREC2	9,520	520	11,420

