

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

SIFUENTES RALPH
12907 LABELLE LN
HOUSTON TX 77015



APPRAISAL YEAR 2024
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/24/2024 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: 6-03-2024
ARB Hearing: 6-24-2024
Owner: 508417 1011

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 2024	PROPERTY DESCRIPTION		
COUNTY	C	1,070	2,570	Lease: 600758	Type: REAL	Owner #: 508417
FM RD	C	1,070	2,570	Legal: SAINT-MIHIEL W#1H		
SPEC RD/BRIDGE	C	1,070	2,570	VERDUN OIL & GAS LLC		
BELLVILLE ISD	C	1,070	2,570	AB 96 SUTHERLAND W		
BELLVILLE HOSP	C	1,070	2,570	RRC 289148		
AUSTIN CO PREC2	C	1,070	2,570			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001115 Royalty Interest		
		No 2019 Hist		Category: G1		
				Railroad #: 289148		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	1,070	1,286	1,284			
FM RD	1,070	1,286	1,284			
SPEC RD/BRIDGE	1,070	1,286	1,284			
BELLVILLE ISD	1,070	1,286	1,284			
BELLVILLE HOSP	1,070	1,286	1,284			
AUSTIN CO PREC2	1,070	1,286	1,284			

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 2024	PROPERTY DESCRIPTION		
COUNTY			2,430	Lease: 600770 Type: REAL Owner #: 508417		
FM RD			2,430	Legal: SAINT-MIHIEL W#2H		
SPEC RD/BRIDGE			2,430	VERDUN OIL & GAS		
BELLVILLE ISD			2,430	AB 96 SUTHERLAND, W		
BELLVILLE HOSP			2,430	RRC #296092		
AUSTIN CO PREC2			2,430	.001081 Royalty Interest		
				Category: G1		
				Railroad #: 296092		
No 2019 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	0	0	2,430			
FM RD	0	0	2,430			
SPEC RD/BRIDGE	0	0	2,430			
BELLVILLE ISD	0	0	2,430			
BELLVILLE HOSP	0	0	2,430			
AUSTIN CO PREC2	0	0	2,430			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,070	1,286	3,714		
FM RD	1,070	1,286	3,714		
SPEC RD/BRIDGE	1,070	1,286	3,714		
BELLVILLE ISD	1,070	1,286	3,714		
BELLVILLE HOSP	1,070	1,286	3,714		
AUSTIN CO PREC2	1,070	1,286	3,714		

GREG COOK
AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE, TX 77418

979-865-9124

SIFUENTES RALPH
12907 LABELLE LN
HOUSTON TX 77015

APPRAISAL YEAR 2024
CORRECTED NOTICE
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 7/12/2024 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: 6/21/2024
ARB Hearing: 7/12/2024
Owner: 508417 36
VISIT WWW.PANDAI.COM AND SELECT MINERAL
OR PERSONAL PROPERTY APPRAISAL ACCESS
FOR LIVE APPRAISAL VALUES, REPORTS, AND
MINERAL FAQ'S.

austincad@gmail.com



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 2024	Property Description	
COUNTY	C	1,070	2,490	Lease:600758	Owner #: 508417
FM RD	C	1,070	2,490	Legal: SAINT-MIHIEL W#1H	
SPEC RD/BRIDGE	C	1,070	2,490	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	1,070	2,490	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	1,070	2,490	RRC 289148	
AUSTIN CO PREC2	C	1,070	2,490	.001081 Royalty Interest	
				Category: G1	
				Railroad #: 289148	
				(C)=CIRCUIT BREAKER LIMIT APPLIED	
Taxing Units		Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,070	1,206	1,284	
FM RD		1,070	1,206	1,284	
SPEC RD/BRIDGE		1,070	1,206	1,284	
BELLVILLE ISD		1,070	1,206	1,284	
BELLVILLE HOSP		1,070	1,206	1,284	
AUSTIN CO PREC2		1,070	1,206	1,284	

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