

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

ISGREN CATHY K  
5702 SKULL CREEK RD  
FAYETTEVILLE TX 78940



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:	508595 506
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	3,510	7,240	Lease: 600766 Type: REAL Owner #: 508595
FM RD	C	3,510	7,240	Legal: GALLIPOLI W#1H
SPEC RD/BRIDGE	C	3,510	7,240	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	3,510	7,240	AB 96 SUTHERLAND W
BELLVILLE HOSP	C	3,510	7,240	RRC 292926
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001073 Royalty Interest
No 2019 Hist				Category: G1
				Railroad #: 292926
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	3,510	3,028	4,212	
FM RD	3,510	3,028	4,212	
SPEC RD/BRIDGE	3,510	3,028	4,212	
BELLVILLE ISD	3,510	3,028	4,212	
BELLVILLE HOSP	3,510	3,028	4,212	

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 FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2  No 2019 Hist		2,540 2,540 2,540 2,540 2,540 2,540	Lease: 600770 Type: REAL Legal: SAINT-MIHIEL W#2H VERDUN OIL & GAS AB 96 SUTHERLAND, W RRC #296092  .001129 Royalty Interest Category: G1 Railroad #: 296092	Owner #: 508595	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2	0 0 0 0 0 0	0 0 0 0 0 0	2,540 2,540 2,540 2,540 2,540 2,540		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2  No 2019 Hist		9,470 9,470 9,470 9,470 9,470 9,470	Lease: 600773 Type: REAL Legal: TANNENBERG W#2H VERDUN OIL & GAS LLC AB 86 SHELBY, D RRC #295976  .002243 Royalty Interest Category: G1 Railroad #: 295976	Owner #: 508595	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2	0 0 0 0 0 0	0 0 0 0 0 0	9,470 9,470 9,470 9,470 9,470 9,470		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2	3,510 3,510 3,510 3,510 3,510 0	3,028 3,028 3,028 3,028 3,028 0	16,222 16,222 16,222 16,222 16,222 12,010		

GREG COOK  
AUSTIN COUNTY APPRAISAL DIST  
906 E AMELIA  
BELLVILLE, TX 77418  
  
979-865-9124

ISGREN CATHY K  
5702 SKULL CREEK RD  
FAYETTEVILLE TX 78940

**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: 508595 27  
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	3,510	7,190	Lease:600766	Owner #: 508595
FM RD	C	3,510	7,190	Legal: GALLIPOLI W#1H	
SPEC RD/BRIDGE	C	3,510	7,190	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	3,510	7,190	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	3,510	7,190	RRC 292926	
				.001066 Royalty Interest	
				Category: G1	
				Railroad #: 292926	
				(C)=CIRCUIT BREAKER LIMIT APPLIED	
Taxing Units		Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		3,510	2,978	4,212	
FM RD		3,510	2,978	4,212	
SPEC RD/BRIDGE		3,510	2,978	4,212	
BELLVILLE ISD		3,510	2,978	4,212	
BELLVILLE HOSP		3,510	2,978	4,212	

*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