

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

TIEMANN LINDA SUE WAGNER  
%VERDUN OIL AND GAS  
945 BUNKER HILL RD STE 1300  
HOUSTON TX 77024

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: 509147 56  
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	0	440	Lease:600766 Owner #: 509147
FM RD	0	440	Legal: GALLIPOLI W#1H
SPEC RD/BRIDGE	0	440	VERDUN OIL & GAS LLC
BELLVILLE ISD	0	440	AB 96 SUTHERLAND W
BELLVILLE HOSP	0	440	RRC 292926
			.000065 Royalty Interest
			Category: G1
			Railroad #: 292926

  

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	440		
FM RD	0	0	440		
SPEC RD/BRIDGE	0	0	440		
BELLVILLE ISD	0	0	440		
BELLVILLE HOSP	0	0	440		

*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