

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

ASHORN VERLIN & DENNIS
9453 KRUEGER RD
BLEIBLERVILLE TX 78931-5022



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: 503883 36

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		C	660	1,310		Lease: 600463 Type: REAL Owner #: 503883			
FM RD		C	660	1,310		Legal: GLAESER UNIT W#1			
SPEC RD/BRIDGE		C	660	1,310		MAGNOLIA OIL & GAS			
BELLVILLE ISD		C	660	1,310		AB 60 E M KUYKENDALL			
BELLVILLE HOSP		C	660	1,310		RRC 169525			
AUSTIN CO PREC2		C	660	1,310					
						.012932 Royalty Interest			
						Category: G1			
						Railroad #: 169525			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED									
HB1984: The Appraised value of \$1,310 in 2026 as compared to \$370 in 2021 is a 254.05% increase.									
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY		660		520		790			
FM RD		660		520		790			
SPEC RD/BRIDGE		660		520		790			
BELLVILLE ISD		660		520		790			
BELLVILLE HOSP		660		520		790			
AUSTIN CO PREC2		660		520		790			

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 210	60	Lease: 600466 Type: REAL Owner #: 503883
FM RD	C 210	60	Legal: BOECKER CALVIN UNIT W#1
SPEC RD/BRIDGE	C 210	60	REDBUD E & P INC
BELLVILLE ISD	C 210	60	AB 60 E M KUKENDALL
BELLVILLE HOSP	C 210	60	RRC 170779
AUSTIN CO PREC2	C 210	60	.004508 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$60 in 2026 as compared to \$20 in 2021 is a 200.00% increase.			Railroad #: 170779
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	20	40
FM RD	40	20	40
SPEC RD/BRIDGE	40	20	40
BELLVILLE ISD	40	20	40
BELLVILLE HOSP	40	20	40
AUSTIN CO PREC2	40	20	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,610	3,030	Lease: 600581 Type: REAL Owner #: 503883
FM RD	C 1,610	3,030	Legal: GLAESER UNIT W#2
SPEC RD/BRIDGE	C 1,610	3,030	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 1,610	3,030	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 1,610	3,030	RRC 203319
AUSTIN CO PREC2	C 1,610	3,030	.012932 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$3,030 in 2026 as compared to \$700 in 2021 is a 332.86% increase.			Railroad #: 203319
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	620	2,280	750
FM RD	620	2,280	750
SPEC RD/BRIDGE	620	2,280	750
BELLVILLE ISD	620	2,280	750
BELLVILLE HOSP	620	2,280	750
AUSTIN CO PREC2	620	2,280	750

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,320	2,820	1,580		
FM RD	1,320	2,820	1,580		
SPEC RD/BRIDGE	1,320	2,820	1,580		
BELLVILLE ISD	1,320	2,820	1,580		
BELLVILLE HOSP	1,320	2,820	1,580		
AUSTIN CO PREC2	1,320	2,820	1,580		