

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

DUER SEAN
%WALTER M DUER
3707 CHEVY CHASE DR
HOUSTON TX 77019-3011



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: 507038 273

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		620	Lease: 600677 Type: REAL Owner #: 507038
FM RD		620	Legal: KATHY
SPEC RD/BRIDGE		620	GEOSOUTHERN ENERGY
CTY BRAZOS CTRY		620	AB 72 NEWMAN J
SEALY ISD		620	RRC 24549
AUST CO ESD #1		620	
AUSTIN CO PREC4		620	.001137 Override Royalty
HB1984: The Appraised value of \$620 in 2026 as compared to \$490 in 2021 is a 26.53% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	620
FM RD	0	0	620
SPEC RD/BRIDGE	0	0	620
CTY BRAZOS CTRY	0	0	620
SEALY ISD	0	0	620
AUST CO ESD #1	0	0	620
AUSTIN CO PREC4	0	0	620

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			310	Lease: 600690	Type: REAL Owner #: 507038
FM RD			310	Legal: KATHY #6	
SPEC RD/BRIDGE			310	GEOSOUTHERN ENERGY	
CTY BRAZOS CTRY			310	AB 72 NEWMAN J	
SEALY ISD			310	RRC 24649	
AUST CO ESD #1			310		
AUSTIN CO PREC4			310	.001137 Override Royalty	
HB1984: The Appraised value of \$310 in 2026			as compared to \$120 in 2021	is a 158.33% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	310		
FM RD	0	0	310		
SPEC RD/BRIDGE	0	0	310		
CTY BRAZOS CTRY	0	0	310		
SEALY ISD	0	0	310		
AUST CO ESD #1	0	0	310		
AUSTIN CO PREC4	0	0	310		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	0	0	930		
FM RD	0	0	930		
SPEC RD/BRIDGE	0	0	930		
CTY BRAZOS CTRY	0	0	930		
SEALY ISD	0	0	930		
AUST CO ESD #1	0	0	930		
AUSTIN CO PREC4	0	0	930		