

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

KELM ALFRED H & JANICE LIFE ES
% PROPERTY TAX ALLIANCE INC
553 LANDA STREET
NEW BRAUNFELS TX 78130



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: 508359 637

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 510	9,680	Lease: 600757 Type: REAL Owner #: 508359
FM RD	C 510	9,680	Legal: BELLEAU WOOD W#1H
SPEC RD/BRIDGE	C 510	9,680	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 510	9,680	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 510	9,680	
AUSTIN CO PREC2	C 510	9,680	Agent: 461
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001456 Royalty Interest
HB1984: The Appraised value of \$9,680 in 2026 as compared to \$6,130 in 2021 is a 57.91% increase.			Category: G1
			Railroad #: 288823
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	510	9,070	610
FM RD	510	9,070	610
SPEC RD/BRIDGE	510	9,070	610
BELLVILLE ISD	510	9,070	610
BELLVILLE HOSP	510	9,070	610
AUSTIN CO PREC2	510	9,070	610

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	60	7,470	Lease: 600758	Type: REAL Owner #: 508359
FM RD	C	60	7,470	Legal: SAINT-MIHIEL W#1H	
SPEC RD/BRIDGE	C	60	7,470	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	60	7,470	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	60	7,470	RRC 289148	
AUSTIN CO PREC2	C	60	7,470		Agent: 461
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001298 Royalty Interest	
		HB1984: The Appraised value of \$7,470 in 2026 as compared to \$4,010 in 2021 is a 86.28% increase.		Category: G1	
				Railroad #: 289148	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	7,400	70		
FM RD	60	7,400	70		
SPEC RD/BRIDGE	60	7,400	70		
BELLVILLE ISD	60	7,400	70		
BELLVILLE HOSP	60	7,400	70		
AUSTIN CO PREC2	60	7,400	70		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	570	16,470	680		
FM RD	570	16,470	680		
SPEC RD/BRIDGE	570	16,470	680		
BELLVILLE ISD	570	16,470	680		
BELLVILLE HOSP	570	16,470	680		
AUSTIN CO PREC2	570	16,470	680		