

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

ANDRESEN VIDAR
408 GRANITE FALLS WAY
GRAND JUNCTION CO 81507-7716



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: 508363 29

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 930	17,790	Lease: 600757 Type: REAL Owner #: 508363
FM RD	C 930	17,790	Legal: BELLEAU WOOD WH1H
SPEC RD/BRIDGE	C 930	17,790	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 930	17,790	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 930	17,790	
AUSTIN CO PREC2	C 930	17,790	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002677 Royalty Interest
HB1984: The Appraised value of \$17,790 in 2026 as compared			Category: G1
to \$7,930 in 2021 is a 124.34% increase.			Railroad #: 288823
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	930	16,670	1,120
FM RD	930	16,670	1,120
SPEC RD/BRIDGE	930	16,670	1,120
BELLVILLE ISD	930	16,670	1,120
BELLVILLE HOSP	930	16,670	1,120
AUSTIN CO PREC2	930	16,670	1,120

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 50	5,610	Lease: 600758 Type: REAL Owner #: 508363
FM RD	C 50	5,610	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 50	5,610	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 50	5,610	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 50	5,610	RRC 289148
AUSTIN CO PREC2	C 50	5,610	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000976 Royalty Interest
HB1984: The Appraised value of \$5,610 in 2026 as compared to \$3,020 in 2021 is a 85.76% increase.			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	5,550	60
FM RD	50	5,550	60
SPEC RD/BRIDGE	50	5,550	60
BELLVILLE ISD	50	5,550	60
BELLVILLE HOSP	50	5,550	60
AUSTIN CO PREC2	50	5,550	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,620	5,120	Lease: 600770 Type: REAL Owner #: 508363
FM RD	C 3,620	5,120	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 3,620	5,120	VERDUN OIL & GAS
BELLVILLE ISD	C 3,620	5,120	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 3,620	5,120	RRC #296092
AUSTIN CO PREC2	C 3,620	5,120	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000976 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 296092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,640	780	4,340
FM RD	2,640	780	4,340
SPEC RD/BRIDGE	2,640	780	4,340
BELLVILLE ISD	2,640	780	4,340
BELLVILLE HOSP	2,640	780	4,340
AUSTIN CO PREC2	2,640	780	4,340

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,620	23,000	5,520		
FM RD	3,620	23,000	5,520		
SPEC RD/BRIDGE	3,620	23,000	5,520		
BELLVILLE ISD	3,620	23,000	5,520		
BELLVILLE HOSP	3,620	23,000	5,520		
AUSTIN CO PREC2	3,620	23,000	5,520		