

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

EHRIGSON PAUL JR
11003 SHERRY LN
HOUSTON TX 77041



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: 508371 291

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 1,150	21,940	Lease: 600757 Type: REAL Owner #: 508371
FM RD	C 1,150	21,940	Legal: BELLEAU WOOD WH1H
SPEC RD/BRIDGE	C 1,150	21,940	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 1,150	21,940	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 1,150	21,940	
AUSTIN CO PREC2	C 1,150	21,940	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003301 Royalty Interest
HB1984: The Appraised value of \$21,940 in 2026 as compared to \$9,770 in 2021 is a 124.56% increase.			Category: G1
			Railroad #: 288823
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,150	20,560	1,380
FM RD	1,150	20,560	1,380
SPEC RD/BRIDGE	1,150	20,560	1,380
BELLVILLE ISD	1,150	20,560	1,380
BELLVILLE HOSP	1,150	20,560	1,380
AUSTIN CO PREC2	1,150	20,560	1,380

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	6,020	Lease: 600758	Type: REAL Owner #: 508371
FM RD	C	50	6,020	Legal: SAINT-MIHIEL W#1H	
SPEC RD/BRIDGE	C	50	6,020	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	50	6,020	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	50	6,020	RRC 289148	
AUSTIN CO PREC2	C	50	6,020		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001046 Royalty Interest	
HB1984: The Appraised value of \$6,020 in 2026 as compared to \$3,240 in 2021 is a 85.80% increase.				Category: G1	
				Railroad #: 289148	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	50	5,960	60		
FM RD	50	5,960	60		
SPEC RD/BRIDGE	50	5,960	60		
BELLVILLE ISD	50	5,960	60		
BELLVILLE HOSP	50	5,960	60		
AUSTIN CO PREC2	50	5,960	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	3,880	5,490	Lease: 600770	Type: REAL Owner #: 508371
FM RD	C	3,880	5,490	Legal: SAINT-MIHIEL W#2H	
SPEC RD/BRIDGE	C	3,880	5,490	VERDUN OIL & GAS	
BELLVILLE ISD	C	3,880	5,490	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	3,880	5,490	RRC #296092	
AUSTIN CO PREC2	C	3,880	5,490		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001046 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296092	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,830	830	4,660		
FM RD	2,830	830	4,660		
SPEC RD/BRIDGE	2,830	830	4,660		
BELLVILLE ISD	2,830	830	4,660		
BELLVILLE HOSP	2,830	830	4,660		
AUSTIN CO PREC2	2,830	830	4,660		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,030	27,350	6,100		
FM RD	4,030	27,350	6,100		
SPEC RD/BRIDGE	4,030	27,350	6,100		
BELLVILLE ISD	4,030	27,350	6,100		
BELLVILLE HOSP	4,030	27,350	6,100		
AUSTIN CO PREC2	4,030	27,350	6,100		