

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

MILLER MATTHEW H SR
3701 CHAMPIONS DR
LUFKIN TX 75901-7763



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: 508373 806 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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 5,920	113,100	Lease: 600757 Type: REAL Owner #: 508373
FM RD	C 5,920	113,100	Legal: BELLEAU WOOD WH1H
SPEC RD/BRIDGE	C 5,920	113,100	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 5,920	113,100	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 5,920	113,100	
AUSTIN CO PREC2	C 5,920	113,100	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.017018 Royalty Interest
HB1984: The Appraised value of \$113,100 in 2026 as compared to \$50,390 in 2021 is a 124.45% increase.			Category: G1
			Railroad #: 288823
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,920	106,000	7,100
FM RD	5,920	106,000	7,100
SPEC RD/BRIDGE	5,920	106,000	7,100
BELLVILLE ISD	5,920	106,000	7,100
BELLVILLE HOSP	5,920	106,000	7,100
AUSTIN CO PREC2	5,920	106,000	7,100

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 70	8,510	Lease: 600758 Type: REAL Owner #: 508373
FM RD	C 70	8,510	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 70	8,510	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 70	8,510	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 70	8,510	RRC 289148
AUSTIN CO PREC2	C 70	8,510	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001480 Royalty Interest
HB1984: The Appraised value of \$8,510 in 2026 as compared to \$4,580 in 2021 is a 85.81% increase.			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	8,430	80
FM RD	70	8,430	80
SPEC RD/BRIDGE	70	8,430	80
BELLVILLE ISD	70	8,430	80
BELLVILLE HOSP	70	8,430	80
AUSTIN CO PREC2	70	8,430	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 12,950	46,790	Lease: 600766 Type: REAL Owner #: 508373
FM RD	C 12,950	46,790	Legal: GALLIPOLI W#1H
SPEC RD/BRIDGE	C 12,950	46,790	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 12,950	46,790	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 12,950	46,790	RRC 292926
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004597 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 292926
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	12,950	31,250	15,540
FM RD	12,950	31,250	15,540
SPEC RD/BRIDGE	12,950	31,250	15,540
BELLVILLE ISD	12,950	31,250	15,540
BELLVILLE HOSP	12,950	31,250	15,540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 5,490	7,760	Lease: 600770 Type: REAL Owner #: 508373
FM RD	C 5,490	7,760	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 5,490	7,760	VERDUN OIL & GAS
BELLVILLE ISD	C 5,490	7,760	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 5,490	7,760	RRC #296092
AUSTIN CO PREC2	C 5,490	7,760	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001480 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 296092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,000	1,170	6,590
FM RD	4,000	1,170	6,590
SPEC RD/BRIDGE	4,000	1,170	6,590
BELLVILLE ISD	4,000	1,170	6,590
BELLVILLE HOSP	4,000	1,170	6,590
AUSTIN CO PREC2	4,000	1,170	6,590

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	22,940	146,850	29,310		
FM RD	22,940	146,850	29,310		
SPEC RD/BRIDGE	22,940	146,850	29,310		
BELLVILLE ISD	22,940	146,850	29,310		
BELLVILLE HOSP	22,940	146,850	29,310		
AUSTIN CO PREC2	9,990	115,600	13,770		

