

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

ISGREN KATHERINE A
310 PORTSMOUTH DR
GEORGETOWN TX 78633



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: 508378 567

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 2,660	50,820	Lease: 600757 Type: REAL Owner #: 508378
FM RD	C 2,660	50,820	Legal: BELLEAU WOOD WH1H
SPEC RD/BRIDGE	C 2,660	50,820	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 2,660	50,820	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 2,660	50,820	
AUSTIN CO PREC2	C 2,660	50,820	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.007647 Royalty Interest
HB1984: The Appraised value of \$50,820 in 2026 as compared			Category: G1
to \$22,640 in 2021 is a 124.47% increase.			Railroad #: 288823
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,660	47,630	3,190
FM RD	2,660	47,630	3,190
SPEC RD/BRIDGE	2,660	47,630	3,190
BELLVILLE ISD	2,660	47,630	3,190
BELLVILLE HOSP	2,660	47,630	3,190
AUSTIN CO PREC2	2,660	47,630	3,190

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	6,940	Lease: 600758 Type: REAL Owner #: 508378
FM RD	C 60	6,940	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 60	6,940	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 60	6,940	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 60	6,940	RRC 289148
AUSTIN CO PREC2	C 60	6,940	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001207 Royalty Interest
HB1984: The Appraised value of \$6,940 in 2026 as compared to \$3,740 in 2021 is a 85.56% increase.			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	6,870	70
FM RD	60	6,870	70
SPEC RD/BRIDGE	60	6,870	70
BELLVILLE ISD	60	6,870	70
BELLVILLE HOSP	60	6,870	70
AUSTIN CO PREC2	60	6,870	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,000	10,850	Lease: 600766 Type: REAL Owner #: 508378
FM RD	C 3,000	10,850	Legal: GALLIPOLI W#1H
SPEC RD/BRIDGE	C 3,000	10,850	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 3,000	10,850	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 3,000	10,850	RRC 292926
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001066 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 292926
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,000	7,250	3,600
FM RD	3,000	7,250	3,600
SPEC RD/BRIDGE	3,000	7,250	3,600
BELLVILLE ISD	3,000	7,250	3,600
BELLVILLE HOSP	3,000	7,250	3,600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,980	21,900	Lease: 600767 Type: REAL Owner #: 508378
FM RD	C 2,980	21,900	Legal: TANNENBERG W#1H
SPEC RD/BRIDGE	C 2,980	21,900	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 2,980	21,900	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 2,980	21,900	AUSTIN 92% FAYETTE 8%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002243 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 296419
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,980	18,320	3,580
FM RD	2,980	18,320	3,580
SPEC RD/BRIDGE	2,980	18,320	3,580
BELLVILLE ISD	2,980	18,320	3,580
BELLVILLE HOSP	2,980	18,320	3,580

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C 4,480	6,330	Lease: 600770 Type: REAL Owner #: 508378		
FM RD		C 4,480	6,330	Legal: SAINT-MIHIEL W#2H		
SPEC RD/BRIDGE		C 4,480	6,330	VERDUN OIL & GAS		
BELLVILLE ISD		C 4,480	6,330	AB 96 SUTHERLAND, W		
BELLVILLE HOSP		C 4,480	6,330	RRC #296092		
AUSTIN CO PREC2		C 4,480	6,330	.001207 Royalty Interest		
				Category: G1		
				Railroad #: 296092		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2021 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		3,260	950	5,380		
FM RD		3,260	950	5,380		
SPEC RD/BRIDGE		3,260	950	5,380		
BELLVILLE ISD		3,260	950	5,380		
BELLVILLE HOSP		3,260	950	5,380		
AUSTIN CO PREC2		3,260	950	5,380		

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C	6,150	15,970	Lease: 600773 Type: REAL Owner #: 508378		
FM RD		C	6,150	15,970	Legal: TANNENBERG W#2H		
SPEC RD/BRIDGE		C	6,150	15,970	VERDUN OIL & GAS LLC		
BELLVILLE ISD		C	6,150	15,970	AB 86 SHELBY, D		
BELLVILLE HOSP		C	6,150	15,970	RRC #295976		
AUSTIN CO PREC2		C	6,150	15,970	.002243 Royalty Interest		
					Category: G1		
					Railroad #: 295976		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2021 Hist							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		5,720		8,590	7,380		
FM RD		5,720		8,590	7,380		
SPEC RD/BRIDGE		5,720		8,590	7,380		
BELLVILLE ISD		5,720		8,590	7,380		
BELLVILLE HOSP		5,720		8,590	7,380		
AUSTIN CO PREC2		5,720		8,590	7,380		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	17,680	89,610	23,200		
FM RD	17,680	89,610	23,200		
SPEC RD/BRIDGE	17,680	89,610	23,200		
BELLVILLE ISD	17,680	89,610	23,200		
BELLVILLE HOSP	17,680	89,610	23,200		
AUSTIN CO PREC2	11,700	64,040	16,020		

