

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

GEARING JOYCE
2310 ANSBURY
HOUSTON TX 77018



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: 508380 391

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	580	11,130	Lease: 600757	Type: REAL	Owner #: 508380
FM RD		C	580	11,130	Legal: BELLEAU WOOD W#1H		
SPEC RD/BRIDGE		C	580	11,130	VERDUN OIL & GAS LLC		
BELLVILLE ISD		C	580	11,130	AB 96 SUTHERLAND W		
BELLVILLE HOSP		C	580	11,130			
AUSTIN CO PREC2		C	580	11,130			
					.001674 Royalty Interest		
					Category: G1		
					Railroad #: 288823		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$11,130 in 2026 as compared to \$4,960 in 2021 is a 124.40% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		580		10,430	700		
FM RD		580		10,430	700		
SPEC RD/BRIDGE		580		10,430	700		
BELLVILLE ISD		580		10,430	700		
BELLVILLE HOSP		580		10,430	700		
AUSTIN CO PREC2		580		10,430	700		

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	6,920	Lease: 600758 Type: REAL Owner #: 508380
FM RD	C 60	6,920	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 60	6,920	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 60	6,920	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 60	6,920	RRC 289148
AUSTIN CO PREC2	C 60	6,920	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001203 Royalty Interest
HB1984: The Appraised value of \$6,920 in 2026 as compared to \$3,720 in 2021 is a 86.02% increase.			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	6,850	70
FM RD	60	6,850	70
SPEC RD/BRIDGE	60	6,850	70
BELLVILLE ISD	60	6,850	70
BELLVILLE HOSP	60	6,850	70
AUSTIN CO PREC2	60	6,850	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 4,460	6,310	Lease: 600770 Type: REAL Owner #: 508380
FM RD	C 4,460	6,310	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 4,460	6,310	VERDUN OIL & GAS
BELLVILLE ISD	C 4,460	6,310	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 4,460	6,310	RRC #296092
AUSTIN CO PREC2	C 4,460	6,310	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001203 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 296092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,250	960	5,350
FM RD	3,250	960	5,350
SPEC RD/BRIDGE	3,250	960	5,350
BELLVILLE ISD	3,250	960	5,350
BELLVILLE HOSP	3,250	960	5,350
AUSTIN CO PREC2	3,250	960	5,350

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,890	18,240	6,120		
FM RD	3,890	18,240	6,120		
SPEC RD/BRIDGE	3,890	18,240	6,120		
BELLVILLE ISD	3,890	18,240	6,120		
BELLVILLE HOSP	3,890	18,240	6,120		
AUSTIN CO PREC2	3,890	18,240	6,120		