

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

KAMAS JAMES
3975 MCCALL CREEK
BLANCO TX 78606



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: 508382 627

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		30	Lease: 600757 Type: REAL Owner #: 508382
FM RD		30	Legal: BELLEAU WOOD WH1H
SPEC RD/BRIDGE		30	VERDUN OIL & GAS LLC
BELLVILLE ISD G		30	AB 96 SUTHERLAND W
BELLVILLE HOSP G		30	
AUSTIN CO PREC2		30	
Deductions: (G)=LESS THAN \$500 MIN INT			.000005 Royalty Interest
HB1984: The Appraised value of \$30 in 2026 as compared to \$20 in 2021 is a 50.00% increase.			Category: G1
			Railroad #: 288823
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	30
FM RD	0	0	30
SPEC RD/BRIDGE	0	0	30
BELLVILLE ISD	0	30	0
BELLVILLE HOSP	0	30	0
AUSTIN CO PREC2	0	0	30

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	17,900	66,150	Lease: 600783	Type: REAL Owner #: 508382
FM RD	C	17,900	66,150	Legal: MONS UNIT #1H	
SPEC RD/BRIDGE	C	17,900	66,150	VERDUN OIL & GAS LLC	
BRENNHAM ISD	C	17,900	66,150	AB 25 CHEVES H	
AUSTIN CO PREC2	C	17,900	66,150	RRC 297969	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.002583 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 297969	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	17,900	44,670	21,480		
FM RD	17,900	44,670	21,480		
SPEC RD/BRIDGE	17,900	44,670	21,480		
BRENNHAM ISD	17,900	44,670	21,480		
AUSTIN CO PREC2	17,900	44,670	21,480		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	17,900	44,670	21,510		
FM RD	17,900	44,670	21,510		
SPEC RD/BRIDGE	17,900	44,670	21,510		
BELLVILLE ISD	0	30	0		
BELLVILLE HOSP	0	30	0		
AUSTIN CO PREC2	17,900	44,670	21,510		
BRENNHAM ISD	17,900	44,670	21,480		