

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

SCHRAMM CHARLIE
631 FM 389
FAYETTEVILLE TX 78940



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: 508391 1070

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 80	1,520	Lease: 600757 Type: REAL Owner #: 508391
FM RD	C 80	1,520	Legal: BELLEAU WOOD W#1H
SPEC RD/BRIDGE	C 80	1,520	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 80	1,520	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 80	1,520	
AUSTIN CO PREC2	C 80	1,520	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000229 Royalty Interest
HB1984: The Appraised value of \$1,520 in 2026 as compared to \$680 in 2021 is a 123.53% increase.			Category: G1
			Railroad #: 288823
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	1,420	100
FM RD	80	1,420	100
SPEC RD/BRIDGE	80	1,420	100
BELLVILLE ISD	80	1,420	100
BELLVILLE HOSP	80	1,420	100
AUSTIN CO PREC2	80	1,420	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 140	17,240	Lease: 600758 Type: REAL Owner #: 508391
FM RD	C 140	17,240	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 140	17,240	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 140	17,240	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 140	17,240	RRC 289148
AUSTIN CO PREC2	C 140	17,240	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002997 Royalty Interest
HB1984: The Appraised value of \$17,240 in 2026 as compared to \$9,270 in 2021 is a 85.98% increase.			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	17,070	170
FM RD	140	17,070	170
SPEC RD/BRIDGE	140	17,070	170
BELLVILLE ISD	140	17,070	170
BELLVILLE HOSP	140	17,070	170
AUSTIN CO PREC2	140	17,070	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 19,550	143,710	Lease: 600767 Type: REAL Owner #: 508391
FM RD	C 19,550	143,710	Legal: TANNENBERG W#1H
SPEC RD/BRIDGE	C 19,550	143,710	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 19,550	143,710	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 19,550	143,710	AUSTIN 92% FAYETTE 8%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.014722 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 296419
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	19,550	120,250	23,460
FM RD	19,550	120,250	23,460
SPEC RD/BRIDGE	19,550	120,250	23,460
BELLVILLE ISD	19,550	120,250	23,460
BELLVILLE HOSP	19,550	120,250	23,460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 11,120	15,720	Lease: 600770 Type: REAL Owner #: 508391
FM RD	C 11,120	15,720	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 11,120	15,720	VERDUN OIL & GAS
BELLVILLE ISD	C 11,120	15,720	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 11,120	15,720	RRC #296092
AUSTIN CO PREC2	C 11,120	15,720	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002997 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 296092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	8,100	2,380	13,340
FM RD	8,100	2,380	13,340
SPEC RD/BRIDGE	8,100	2,380	13,340
BELLVILLE ISD	8,100	2,380	13,340
BELLVILLE HOSP	8,100	2,380	13,340
AUSTIN CO PREC2	8,100	2,380	13,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 40,390	104,840	Lease: 600773 Type: REAL Owner #: 508391
FM RD	C 40,390	104,840	Legal: TANNENBERG W#2H
SPEC RD/BRIDGE	C 40,390	104,840	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 40,390	104,840	AB 86 SHELBY, D
BELLVILLE HOSP	C 40,390	104,840	RRC #295976
AUSTIN CO PREC2	C 40,390	104,840	
			.014722 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	37,600	56,370	48,470
FM RD	37,600	56,370	48,470
SPEC RD/BRIDGE	37,600	56,370	48,470
BELLVILLE ISD	37,600	56,370	48,470
BELLVILLE HOSP	37,600	56,370	48,470
AUSTIN CO PREC2	37,600	56,370	48,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 14,440	53,370	Lease: 600783 Type: REAL Owner #: 508391
FM RD	C 14,440	53,370	Legal: MONS UNIT #1H
SPEC RD/BRIDGE	C 14,440	53,370	VERDUN OIL & GAS LLC
BRENNHAM ISD	C 14,440	53,370	AB 25 CHEVES H
AUSTIN CO PREC2	C 14,440	53,370	RRC 297969
			.002084 Royalty Interest
			Category: G1
			Railroad #: 297969
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	14,440	36,040	17,330
FM RD	14,440	36,040	17,330
SPEC RD/BRIDGE	14,440	36,040	17,330
BRENNHAM ISD	14,440	36,040	17,330
AUSTIN CO PREC2	14,440	36,040	17,330

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	79,910	233,530	102,870		
FM RD	79,910	233,530	102,870		
SPEC RD/BRIDGE	79,910	233,530	102,870		
BELLVILLE ISD	65,470	197,490	85,540		
BELLVILLE HOSP	65,470	197,490	85,540		
AUSTIN CO PREC2	60,360	113,280	79,410		
BRENNHAM ISD	14,440	36,040	17,330		

