

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

BALLARD ANGELA
24122 AUBURN FALLS LN
PORTER TX 77365



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: 508399 56

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	140	2,590	Lease: 600757	Type: REAL	Owner #: 508399
FM RD		C	140	2,590	Legal: BELLEAU WOOD WH1H		
SPEC RD/BRIDGE		C	140	2,590	VERDUN OIL & GAS LLC		
BELLVILLE ISD		C	140	2,590	AB 96 SUTHERLAND W		
BELLVILLE HOSP		C	140	2,590			
AUSTIN CO PREC2		G	C	140	2,590		
					.000389 Royalty Interest		
					Category: G1		
					Railroad #: 288823		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$2,590 in 2026 as compared to \$1,150 in 2021 is a 125.22% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		140		2,420	170		
FM RD		140		2,420	170		
SPEC RD/BRIDGE		140		2,420	170		
BELLVILLE ISD		140		2,420	170		
BELLVILLE HOSP		140		2,420	170		
AUSTIN CO PREC2		0		2,590	0		

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 1,100	3,990	Lease: 600766 Type: REAL Owner #: 508399
FM RD	C 1,100	3,990	Legal: GALLIPOLI W#1H
SPEC RD/BRIDGE	C 1,100	3,990	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 1,100	3,990	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 1,100	3,990	RRC 292926
			.000392 Royalty Interest
			Category: G1
			Railroad #: 292926
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,100	2,670	1,320		
FM RD	1,100	2,670	1,320		
SPEC RD/BRIDGE	1,100	2,670	1,320		
BELLVILLE ISD	1,100	2,670	1,320		
BELLVILLE HOSP	1,100	2,670	1,320		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,240	5,090	1,490		
FM RD	1,240	5,090	1,490		
SPEC RD/BRIDGE	1,240	5,090	1,490		
BELLVILLE ISD	1,240	5,090	1,490		
BELLVILLE HOSP	1,240	5,090	1,490		
AUSTIN CO PREC2	0	2,590	0		