

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

HARMONIE A TEXAS NON PROFIT
509 WEST 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:	508403 480
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 40	4,790	Lease: 600758 Type: REAL Owner #: 508403
FM RD	C 40	4,790	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 40	4,790	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 40	4,790	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 40	4,790	RRC 289148
AUSTIN CO PREC2	C 40	4,790	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000833 Royalty Interest
HB1984: The Appraised value of \$4,790 in 2026 as compared to \$2,580 in 2021 is a 85.66% increase.			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	4,740	50
FM RD	40	4,740	50
SPEC RD/BRIDGE	40	4,740	50
BELLVILLE ISD	40	4,740	50
BELLVILLE HOSP	40	4,740	50
AUSTIN CO PREC2	40	4,740	50

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 3,090	4,370	Lease: 600770 Type: REAL Owner #: 508403
FM RD	C 3,090	4,370	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 3,090	4,370	VERDUN OIL & GAS
BELLVILLE ISD	C 3,090	4,370	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 3,090	4,370	RRC #296092
AUSTIN CO PREC2	C 3,090	4,370	.000833 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	2,260	660	3,710		
FM RD	2,260	660	3,710		
SPEC RD/BRIDGE	2,260	660	3,710		
BELLVILLE ISD	2,260	660	3,710		
BELLVILLE HOSP	2,260	660	3,710		
AUSTIN CO PREC2	2,260	660	3,710		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,300	5,400	3,760		
FM RD	2,300	5,400	3,760		
SPEC RD/BRIDGE	2,300	5,400	3,760		
BELLVILLE ISD	2,300	5,400	3,760		
BELLVILLE HOSP	2,300	5,400	3,760		
AUSTIN CO PREC2	2,300	5,400	3,760		