

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

TIBOLLA DAVID C
68 HUNTERS CREEK DR
HUNTSVILLE TX 77340



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: 508404 1218

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	110	12,520	Lease: 600758	Type: REAL Owner #: 508404
FM RD	C	110	12,520	Legal: SAINT-MIHIEL W#1H	
SPEC RD/BRIDGE	C	110	12,520	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	110	12,520	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	110	12,520	RRC 289148	
AUSTIN CO PREC2	C	110	12,520		
				.002176 Royalty Interest	
				Category: G1	
				Railroad #: 289148	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$12,520 in 2026 as compared to \$6,730 in 2021 is a 86.03% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	110		12,390	130	
FM RD	110		12,390	130	
SPEC RD/BRIDGE	110		12,390	130	
BELLVILLE ISD	110		12,390	130	
BELLVILLE HOSP	110		12,390	130	
AUSTIN CO PREC2	110		12,390	130	

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	250	2,780	Lease: 600768	Type: REAL Owner #: 508404
FM RD	C	250	2,780	Legal: PASSCHENDAELE W#1H	
SPEC RD/BRIDGE	C	250	2,780	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	250	2,780	AB 94 SHEPHERD FAY75% AUS25%	
BELLVILLE HOSP	C	250	2,780	DP 872718 RTCISD 55% FISD 20%	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001125 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 297014	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	250	2,480	300		
FM RD	250	2,480	300		
SPEC RD/BRIDGE	250	2,480	300		
BELLVILLE ISD	250	2,480	300		
BELLVILLE HOSP	250	2,480	300		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	8,070	11,410	Lease: 600770	Type: REAL Owner #: 508404
FM RD	C	8,070	11,410	Legal: SAINT-MIHIEL W#2H	
SPEC RD/BRIDGE	C	8,070	11,410	VERDUN OIL & GAS	
BELLVILLE ISD	C	8,070	11,410	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	8,070	11,410	RRC #296092	
AUSTIN CO PREC2	C	8,070	11,410		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.002176 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296092	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	5,880	1,730	9,680		
FM RD	5,880	1,730	9,680		
SPEC RD/BRIDGE	5,880	1,730	9,680		
BELLVILLE ISD	5,880	1,730	9,680		
BELLVILLE HOSP	5,880	1,730	9,680		
AUSTIN CO PREC2	5,880	1,730	9,680		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	1,210	2,520	Lease: 600774	Type: REAL Owner #: 508404
FM RD	C	1,210	2,520	Legal: PASSCHENDAELE W#2H	
SPEC RD/BRIDGE	C	1,210	2,520	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	1,210	2,520	AB 96 SUTHERLAND W AUS 25%	
BELLVILLE HOSP	C	1,210	2,520	FAY 75% BELL 25% R-T 55% FY20%	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001125 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296095	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	660	1,070	1,450		
FM RD	660	1,070	1,450		
SPEC RD/BRIDGE	660	1,070	1,450		
BELLVILLE ISD	660	1,070	1,450		
BELLVILLE HOSP	660	1,070	1,450		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,900	17,670	11,560		
FM RD	6,900	17,670	11,560		
SPEC RD/BRIDGE	6,900	17,670	11,560		
BELLVILLE ISD	6,900	17,670	11,560		
BELLVILLE HOSP	6,900	17,670	11,560		
AUSTIN CO PREC2	5,990	14,120	9,810		