

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

NILO OPERATING COMPANY
PO BOX 4362
HOUSTON TX 77210-4362



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:	508406 864
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 10	1,610	Lease: 600758 Type: REAL Owner #: 508406
FM RD	C 10	1,610	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 10	1,610	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 10	1,610	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 10	1,610	RRC 289148
AUSTIN CO PREC2	C 10	1,610	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000280 Override Royalty
HB1984: The Appraised value of \$1,610 in 2026 as compared to \$870 in 2021 is a 85.06% increase.			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	1,600	10
FM RD	10	1,600	10
SPEC RD/BRIDGE	10	1,600	10
BELLVILLE ISD	10	1,600	10
BELLVILLE HOSP	10	1,600	10
AUSTIN CO PREC2	10	1,600	10

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	320	3,530	Lease: 600768 Type: REAL Owner #: 508406
FM RD	C	320	3,530	Legal: PASSCHENDAELE W#1H
SPEC RD/BRIDGE	C	320	3,530	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	320	3,530	AB 94 SHEPHERD FAY75% AUS25%
BELLVILLE HOSP	C	320	3,530	DP 872718 RTCISD 55% FISD 20%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist				.001431 Override Royalty Category: G1 Railroad #: 297014
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	320	3,150	380	
FM RD	320	3,150	380	
SPEC RD/BRIDGE	320	3,150	380	
BELLVILLE ISD	320	3,150	380	
BELLVILLE HOSP	320	3,150	380	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	1,040	1,470	Lease: 600770 Type: REAL Owner #: 508406
FM RD	C	1,040	1,470	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C	1,040	1,470	VERDUN OIL & GAS
BELLVILLE ISD	C	1,040	1,470	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C	1,040	1,470	RRC #296092
AUSTIN CO PREC2	C	1,040	1,470	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist				.000280 Override Royalty Category: G1 Railroad #: 296092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	760	220	1,250	
FM RD	760	220	1,250	
SPEC RD/BRIDGE	760	220	1,250	
BELLVILLE ISD	760	220	1,250	
BELLVILLE HOSP	760	220	1,250	
AUSTIN CO PREC2	760	220	1,250	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	1,540	3,200	Lease: 600774 Type: REAL Owner #: 508406
FM RD	C	1,540	3,200	Legal: PASSCHENDAELE W#2H
SPEC RD/BRIDGE	C	1,540	3,200	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	1,540	3,200	AB 96 SUTHERLAND W AUS 25%
BELLVILLE HOSP	C	1,540	3,200	FAY 75% BELL 25% R-T 55% FY20%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist				.001431 Override Royalty Category: G1 Railroad #: 296095
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	840	1,350	1,850	
FM RD	840	1,350	1,850	
SPEC RD/BRIDGE	840	1,350	1,850	
BELLVILLE ISD	840	1,350	1,850	
BELLVILLE HOSP	840	1,350	1,850	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY	1,930	6,320	3,490	
FM RD	1,930	6,320	3,490	
SPEC RD/BRIDGE	1,930	6,320	3,490	
BELLVILLE ISD	1,930	6,320	3,490	
BELLVILLE HOSP	1,930	6,320	3,490	
AUSTIN CO PREC2	770	1,820	1,260	