

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

HETZEL KENNETH WAYNE
1003 WINDSWEPT DR
BRENHAM TX 77833



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: 508407 511

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 1,980	237,250	Lease: 600758 Type: REAL Owner #: 508407
FM RD	C 1,980	237,250	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 1,980	237,250	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 1,980	237,250	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 1,980	237,250	RRC 289148
AUSTIN CO PREC2	C 1,980	237,250	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.041242 Royalty Interest
HB1984: The Appraised value of \$237,250 in 2026 as compared to \$127,590 in 2021 is a 85.95% increase.			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,980	234,870	2,380
FM RD	1,980	234,870	2,380
SPEC RD/BRIDGE	1,980	234,870	2,380
BELLVILLE ISD	1,980	234,870	2,380
BELLVILLE HOSP	1,980	234,870	2,380
AUSTIN CO PREC2	1,980	234,870	2,380

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 152,990	216,290	Lease: 600770 Type: REAL Owner #: 508407
FM RD	C 152,990	216,290	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 152,990	216,290	VERDUN OIL & GAS
BELLVILLE ISD	C 152,990	216,290	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 152,990	216,290	RRC #296092
AUSTIN CO PREC2	C 152,990	216,290	.041242 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	111,420	32,700	183,590		
FM RD	111,420	32,700	183,590		
SPEC RD/BRIDGE	111,420	32,700	183,590		
BELLVILLE ISD	111,420	32,700	183,590		
BELLVILLE HOSP	111,420	32,700	183,590		
AUSTIN CO PREC2	111,420	32,700	183,590		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	113,400	267,570	185,970		
FM RD	113,400	267,570	185,970		
SPEC RD/BRIDGE	113,400	267,570	185,970		
BELLVILLE ISD	113,400	267,570	185,970		
BELLVILLE HOSP	113,400	267,570	185,970		
AUSTIN CO PREC2	113,400	267,570	185,970		