

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

RUDLOFF TERRY
2576 FM 1457
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: 508410 1034

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	620	73,800		Lease: 600758 Type: REAL Owner #: 508410			
FM RD		C	620	73,800		Legal: SAINT-MIHIEL W#1H			
SPEC RD/BRIDGE		C	620	73,800		VERDUN OIL & GAS LLC			
BELLVILLE ISD		C	620	73,800		AB 96 SUTHERLAND W			
BELLVILLE HOSP		C	620	73,800		RRC 289148			
AUSTIN CO PREC2		C	620	73,800					
						.012829 Royalty Interest			
						Category: G1			
						Railroad #: 289148			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED									
HB1984: The Appraised value of \$73,800 in 2026 as compared to \$39,690 in 2021 is a 85.94% increase.									
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY		620		73,060		740			
FM RD		620		73,060		740			
SPEC RD/BRIDGE		620		73,060		740			
BELLVILLE ISD		620		73,060		740			
BELLVILLE HOSP		620		73,060		740			
AUSTIN CO PREC2		620		73,060		740			

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 47,590	67,280	Lease: 600770 Type: REAL Owner #: 508410
FM RD	C 47,590	67,280	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 47,590	67,280	VERDUN OIL & GAS
BELLVILLE ISD	C 47,590	67,280	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 47,590	67,280	RRC #296092
AUSTIN CO PREC2	C 47,590	67,280	.012829 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	34,660	10,170	57,110		
FM RD	34,660	10,170	57,110		
SPEC RD/BRIDGE	34,660	10,170	57,110		
BELLVILLE ISD	34,660	10,170	57,110		
BELLVILLE HOSP	34,660	10,170	57,110		
AUSTIN CO PREC2	34,660	10,170	57,110		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	35,280	83,230	57,850		
FM RD	35,280	83,230	57,850		
SPEC RD/BRIDGE	35,280	83,230	57,850		
BELLVILLE ISD	35,280	83,230	57,850		
BELLVILLE HOSP	35,280	83,230	57,850		
AUSTIN CO PREC2	35,280	83,230	57,850		