

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

TAPPE MARGIE ANN OWEN
3910 TENNYSON
HOUSTON TX 77005



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: 508413 1182 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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 230	27,240	Lease: 600758 Type: REAL Owner #: 508413
FM RD	C 230	27,240	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 230	27,240	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 230	27,240	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 230	27,240	RRC 289148
AUSTIN CO PREC2	C 230	27,240	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004736 Royalty Interest
HB1984: The Appraised value of \$27,240 in 2026 as compared			Category: G1
			Railroad #: 289148
			to \$14,650 in 2021 is a 85.94% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	230	26,960	280
FM RD	230	26,960	280
SPEC RD/BRIDGE	230	26,960	280
BELLVILLE ISD	230	26,960	280
BELLVILLE HOSP	230	26,960	280
AUSTIN CO PREC2	230	26,960	280

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 100	1,130	Lease: 600768 Type: REAL Owner #: 508413
FM RD	C 100	1,130	Legal: PASSCHENDAELE W#1H
SPEC RD/BRIDGE	C 100	1,130	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 100	1,130	AB 94 SHEPHERD FAY75% AUS25%
BELLVILLE HOSP	C 100	1,130	DP 872718 RTCISD 55% FISD 20%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.000457 Royalty Interest Category: G1 Railroad #: 297014
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	1,010	120
FM RD	100	1,010	120
SPEC RD/BRIDGE	100	1,010	120
BELLVILLE ISD	100	1,010	120
BELLVILLE HOSP	100	1,010	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 17,570	24,840	Lease: 600770 Type: REAL Owner #: 508413
FM RD	C 17,570	24,840	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 17,570	24,840	VERDUN OIL & GAS
BELLVILLE ISD	C 17,570	24,840	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 17,570	24,840	RRC #296092
AUSTIN CO PREC2	C 17,570	24,840	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.004736 Royalty Interest Category: G1 Railroad #: 296092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	12,790	3,760	21,080
FM RD	12,790	3,760	21,080
SPEC RD/BRIDGE	12,790	3,760	21,080
BELLVILLE ISD	12,790	3,760	21,080
BELLVILLE HOSP	12,790	3,760	21,080
AUSTIN CO PREC2	12,790	3,760	21,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 490	1,020	Lease: 600774 Type: REAL Owner #: 508413
FM RD	C 490	1,020	Legal: PASSCHENDAELE W#2H
SPEC RD/BRIDGE	C 490	1,020	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 490	1,020	AB 96 SUTHERLAND W AUS 25%
BELLVILLE HOSP	C 490	1,020	FAY 75% BELL 25% R-T 55% FY20%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.000457 Royalty Interest Category: G1 Railroad #: 296095
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	430	590
FM RD	260	430	590
SPEC RD/BRIDGE	260	430	590
BELLVILLE ISD	260	430	590
BELLVILLE HOSP	260	430	590

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	13,380	32,160	22,070		
FM RD	13,380	32,160	22,070		
SPEC RD/BRIDGE	13,380	32,160	22,070		
BELLVILLE ISD	13,380	32,160	22,070		
BELLVILLE HOSP	13,380	32,160	22,070		
AUSTIN CO PREC2	13,020	30,720	21,360		