

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

ASCHENBECK NELSON A
1101 S NASSUA RD
ROUND TOP TX 78954



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: 508414 34

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	70	8,470	Lease: 600758	Type: REAL Owner #: 508414	
FM RD	C	70	8,470	Legal: SAINT-MIHIEL W#1H		
SPEC RD/BRIDGE	C	70	8,470	VERDUN OIL & GAS LLC		
BELLVILLE ISD	C	70	8,470	AB 96 SUTHERLAND W		
BELLVILLE HOSP	C	70	8,470	RRC 289148		
AUSTIN CO PREC2	C	70	8,470			
				.001472 Royalty Interest		
				Category: G1		
				Railroad #: 289148		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$8,470 in 2026 as compared to \$4,550 in 2021 is a 86.15% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	70		8,390	80		
FM RD	70		8,390	80		
SPEC RD/BRIDGE	70		8,390	80		
BELLVILLE ISD	70		8,390	80		
BELLVILLE HOSP	70		8,390	80		
AUSTIN CO PREC2	70		8,390	80		

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	3,790	27,870	Lease: 600767	Type: REAL Owner #: 508414
FM RD	C	3,790	27,870	Legal: TANNENBERG W#1H	
SPEC RD/BRIDGE	C	3,790	27,870	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	3,790	27,870	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	3,790	27,870	AUSTIN 92% FAYETTE 8%	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.002855 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296419	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,790	23,320	4,550		
FM RD	3,790	23,320	4,550		
SPEC RD/BRIDGE	3,790	23,320	4,550		
BELLVILLE ISD	3,790	23,320	4,550		
BELLVILLE HOSP	3,790	23,320	4,550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	5,460	7,720	Lease: 600770	Type: REAL Owner #: 508414
FM RD	C	5,460	7,720	Legal: SAINT-MIHIEL W#2H	
SPEC RD/BRIDGE	C	5,460	7,720	VERDUN OIL & GAS	
BELLVILLE ISD	C	5,460	7,720	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	5,460	7,720	RRC #296092	
AUSTIN CO PREC2	C	5,460	7,720		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001472 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296092	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,970	1,170	6,550		
FM RD	3,970	1,170	6,550		
SPEC RD/BRIDGE	3,970	1,170	6,550		
BELLVILLE ISD	3,970	1,170	6,550		
BELLVILLE HOSP	3,970	1,170	6,550		
AUSTIN CO PREC2	3,970	1,170	6,550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	7,830	20,330	Lease: 600773	Type: REAL Owner #: 508414
FM RD	C	7,830	20,330	Legal: TANNENBERG W#2H	
SPEC RD/BRIDGE	C	7,830	20,330	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	7,830	20,330	AB 86 SHELBY, D	
BELLVILLE HOSP	C	7,830	20,330	RRC #295976	
AUSTIN CO PREC2	C	7,830	20,330		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.002855 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 295976	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	7,300	10,930	9,400		
FM RD	7,300	10,930	9,400		
SPEC RD/BRIDGE	7,300	10,930	9,400		
BELLVILLE ISD	7,300	10,930	9,400		
BELLVILLE HOSP	7,300	10,930	9,400		
AUSTIN CO PREC2	7,300	10,930	9,400		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	15,130	43,810	20,580		
FM RD	15,130	43,810	20,580		
SPEC RD/BRIDGE	15,130	43,810	20,580		
BELLVILLE ISD	15,130	43,810	20,580		
BELLVILLE HOSP	15,130	43,810	20,580		
AUSTIN CO PREC2	11,340	20,490	16,030		

