

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

BRUENING CAROLYN JOAN
4923 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:	508415 127
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	60		6,860	Lease: 600758	Type: REAL Owner #: 508415
FM RD	C	60		6,860	Legal: SAINT-MIHIEL W#1H	
SPEC RD/BRIDGE	C	60		6,860	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	60		6,860	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	60		6,860	RRC 289148	
AUSTIN CO PREC2	C	60		6,860		
					.001193 Royalty Interest	
					Category: G1	
					Railroad #: 289148	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$6,860 in 2026 as compared to \$3,690 in 2021 is a 85.91% increase.						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		60		6,790	70	
FM RD		60		6,790	70	
SPEC RD/BRIDGE		60		6,790	70	
BELLVILLE ISD		60		6,790	70	
BELLVILLE HOSP		60		6,790	70	
AUSTIN CO PREC2		60		6,790	70	

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 4,430	6,260	Lease: 600770 Type: REAL Owner #: 508415
FM RD	C 4,430	6,260	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 4,430	6,260	VERDUN OIL & GAS
BELLVILLE ISD	C 4,430	6,260	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 4,430	6,260	RRC #296092
AUSTIN CO PREC2	C 4,430	6,260	
			.001193 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	3,230	940	5,320
FM RD	3,230	940	5,320
SPEC RD/BRIDGE	3,230	940	5,320
BELLVILLE ISD	3,230	940	5,320
BELLVILLE HOSP	3,230	940	5,320
AUSTIN CO PREC2	3,230	940	5,320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,660	5,920	Lease: 600771 Type: REAL Owner #: 508415
FM RD	C 2,660	5,920	Legal: CANTIGNY W#2H
SPEC RD/BRIDGE	C 2,660	5,920	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 2,660	5,920	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 2,660	5,920	PERMIT #880581
AUSTIN CO PREC2	C 2,660	5,920	
			.003474 Royalty Interest
			Category: G1
			Railroad #: 296148
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,810	2,730	3,190
FM RD	1,810	2,730	3,190
SPEC RD/BRIDGE	1,810	2,730	3,190
BELLVILLE ISD	1,810	2,730	3,190
BELLVILLE HOSP	1,810	2,730	3,190
AUSTIN CO PREC2	1,810	2,730	3,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		6,540	Lease: 600775 Type: REAL Owner #: 508415
FM RD		6,540	Legal: CANTIGNY W#1H
SPEC RD/BRIDGE		6,540	VERDUN OIL & GAS LLC
BELLVILLE ISD		6,540	AB 96 SHEPHERD W W
BELLVILLE HOSP		6,540	RRC 296090
AUSTIN CO PREC2		6,540	
			.003474 Royalty Interest
			Category: G1
			Railroad #: 296090
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	6,540
FM RD	0	0	6,540
SPEC RD/BRIDGE	0	0	6,540
BELLVILLE ISD	0	0	6,540
BELLVILLE HOSP	0	0	6,540
AUSTIN CO PREC2	0	0	6,540

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,100	10,460	15,120		
FM RD	5,100	10,460	15,120		
SPEC RD/BRIDGE	5,100	10,460	15,120		
BELLVILLE ISD	5,100	10,460	15,120		
BELLVILLE HOSP	5,100	10,460	15,120		
AUSTIN CO PREC2	5,100	10,460	15,120		