

austincad@gmail.com

ROEDER CLIFF WADE
1054 CANDLELIGHT LN
HOUSTON TX 77018



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: 508427 1017
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	20	2,140	Lease: 600758	Type: REAL Owner #: 508427
FM RD	C	20	2,140	Legal: SAINT-MIHIEL W#1H	
SPEC RD/BRIDGE	C	20	2,140	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	20	2,140	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	20	2,140	RRC 289148	
AUSTIN CO PREC2	C	20	2,140		
Deductions:			.000371 Royalty Interest		
(C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1		
HB1984: The Appraised value of \$2,140 in 2026 as compared to \$1,150 in 2021 is a 86.09% increase.			Railroad #: 289148		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	20	2,120	20		
FM RD	20	2,120	20		
SPEC RD/BRIDGE	20	2,120	20		
BELLVILLE ISD	20	2,120	20		
BELLVILLE HOSP	20	2,120	20		
AUSTIN CO PREC2	20	2,120	20		

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, beginngg 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	1,380	1,950	Lease: 600770	Type: REAL Owner #: 508427
FM RD	C	1,380	1,950	Legal: SAINT-MIHIEL W#2H	
SPEC RD/BRIDGE	C	1,380	1,950	VERDUN OIL & GAS	
BELLVILLE ISD	C	1,380	1,950	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	1,380	1,950	RRC #296092	
AUSTIN CO PREC2	C	1,380	1,950		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000371 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296092	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,010	290	1,660		
FM RD	1,010	290	1,660		
SPEC RD/BRIDGE	1,010	290	1,660		
BELLVILLE ISD	1,010	290	1,660		
BELLVILLE HOSP	1,010	290	1,660		
AUSTIN CO PREC2	1,010	290	1,660		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,030	2,410	1,680		
FM RD	1,030	2,410	1,680		
SPEC RD/BRIDGE	1,030	2,410	1,680		
BELLVILLE ISD	1,030	2,410	1,680		
BELLVILLE HOSP	1,030	2,410	1,680		
AUSTIN CO PREC2	1,030	2,410	1,680		