

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

MUEGGE JEANNIE LYNN
6682 SKULL CREEK RD
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: 508429 839

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	2,050	Lease: 600758 Type: REAL Owner #: 508429	
FM RD		C	20	2,050	Legal: SAINT-MIHIEL W#1H	
SPEC RD/BRIDGE		C	20	2,050	VERDUN OIL & GAS LLC	
BELLVILLE ISD		C	20	2,050	AB 96 SUTHERLAND W	
BELLVILLE HOSP		C	20	2,050	RRC 289148	
AUSTIN CO PREC2		C	20	2,050		
					.000356 Royalty Interest	
					Category: G1	
					Railroad #: 289148	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,050 in 2026 as compared to \$1,100 in 2021 is a 86.36% increase.						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		20		2,030	20	
FM RD		20		2,030	20	
SPEC RD/BRIDGE		20		2,030	20	
BELLVILLE ISD		20		2,030	20	
BELLVILLE HOSP		20		2,030	20	
AUSTIN CO PREC2		20		2,030	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, 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 1,320	1,870	Lease: 600770 Type: REAL Owner #: 508429
FM RD	C 1,320	1,870	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 1,320	1,870	VERDUN OIL & GAS
BELLVILLE ISD	C 1,320	1,870	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 1,320	1,870	RRC #296092
AUSTIN CO PREC2	C 1,320	1,870	.000356 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	960	290	1,580		
FM RD	960	290	1,580		
SPEC RD/BRIDGE	960	290	1,580		
BELLVILLE ISD	960	290	1,580		
BELLVILLE HOSP	960	290	1,580		
AUSTIN CO PREC2	960	290	1,580		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	980	2,320	1,600		
FM RD	980	2,320	1,600		
SPEC RD/BRIDGE	980	2,320	1,600		
BELLVILLE ISD	980	2,320	1,600		
BELLVILLE HOSP	980	2,320	1,600		
AUSTIN CO PREC2	980	2,320	1,600		