

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

VOELKEL BRADLEY D
5063 VOELKEL 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: 508434 1269

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		1,950	Lease: 600758 Type: REAL Owner #: 508434
FM RD	C	20		1,950	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C	20		1,950	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	20		1,950	AB 96 SUTHERLAND W
BELLVILLE HOSP	C	20		1,950	RRC 289148
AUSTIN CO PREC2	C	20		1,950	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					.000339 Royalty Interest
HB1984: The Appraised value of \$1,950 in 2026 as compared to \$820 in 2021 is a 137.80% increase.					Category: G1
					Railroad #: 289148
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	20		1,930	20	
FM RD	20		1,930	20	
SPEC RD/BRIDGE	20		1,930	20	
BELLVILLE ISD	20		1,930	20	
BELLVILLE HOSP	20		1,930	20	
AUSTIN CO PREC2	20		1,930	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	1,260	1,780	Lease: 600770	Type: REAL Owner #: 508434
FM RD	C	1,260	1,780	Legal: SAINT-MIHIEL W#2H	
SPEC RD/BRIDGE	C	1,260	1,780	VERDUN OIL & GAS	
BELLVILLE ISD	C	1,260	1,780	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	1,260	1,780	RRC #296092	
AUSTIN CO PREC2	C	1,260	1,780		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000339 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296092	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	910	270	1,510		
FM RD	910	270	1,510		
SPEC RD/BRIDGE	910	270	1,510		
BELLVILLE ISD	910	270	1,510		
BELLVILLE HOSP	910	270	1,510		
AUSTIN CO PREC2	910	270	1,510		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	930	2,200	1,530		
FM RD	930	2,200	1,530		
SPEC RD/BRIDGE	930	2,200	1,530		
BELLVILLE ISD	930	2,200	1,530		
BELLVILLE HOSP	930	2,200	1,530		
AUSTIN CO PREC2	930	2,200	1,530		