

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

ABENDROTH KATHYE A EWING
17882 HIGHWAY 82C
TAHLEQUAH OK 74464



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: 508436 1

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	10	1,230	Lease: 600758 Type: REAL Owner #: 508436
FM RD	C	10	1,230	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C	10	1,230	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	10	1,230	AB 96 SUTHERLAND W
BELLVILLE HOSP	C	10	1,230	RRC 289148
AUSTIN CO PREC2	C	10	1,230	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000213 Royalty Interest
HB1984: The Appraised value of \$1,230 in 2026 as compared to \$660 in 2021 is a 86.36% increase.				Category: G1
				Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	10	1,220	10	
FM RD	10	1,220	10	
SPEC RD/BRIDGE	10	1,220	10	
BELLVILLE ISD	10	1,220	10	
BELLVILLE HOSP	10	1,220	10	
AUSTIN CO PREC2	10	1,220	10	

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	790	1,120	Lease: 600770	Type: REAL Owner #: 508436
FM RD	C	790	1,120	Legal: SAINT-MIHIEL W#2H	
SPEC RD/BRIDGE	C	790	1,120	VERDUN OIL & GAS	
BELLVILLE ISD	C	790	1,120	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	790	1,120	RRC #296092	
AUSTIN CO PREC2	C	790	1,120		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000213 Royalty Interest	
		No 2021 Hist		Category: G1	
				Railroad #: 296092	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	580	170	950		
FM RD	580	170	950		
SPEC RD/BRIDGE	580	170	950		
BELLVILLE ISD	580	170	950		
BELLVILLE HOSP	580	170	950		
AUSTIN CO PREC2	580	170	950		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	590	1,390	960		
FM RD	590	1,390	960		
SPEC RD/BRIDGE	590	1,390	960		
BELLVILLE ISD	590	1,390	960		
BELLVILLE HOSP	590	1,390	960		
AUSTIN CO PREC2	590	1,390	960		