

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

ORTIZ FELIX
1156 E FM 389
ROUND TOP TX 78954



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: 508437 891

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	1,190	Lease: 600758 Type: REAL Owner #: 508437
FM RD	C 10	1,190	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 10	1,190	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 10	1,190	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 10	1,190	RRC 289148
AUSTIN CO PREC2	C 10	1,190	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000207 Royalty Interest
HB1984: The Appraised value of \$1,190 in 2026 as compared to \$640 in 2021 is a 85.94% increase.			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	1,180	10
FM RD	10	1,180	10
SPEC RD/BRIDGE	10	1,180	10
BELLVILLE ISD	10	1,180	10
BELLVILLE HOSP	10	1,180	10
AUSTIN CO PREC2	10	1,180	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 770	1,090	Lease: 600770 Type: REAL Owner #: 508437
FM RD	C 770	1,090	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 770	1,090	VERDUN OIL & GAS
BELLVILLE ISD	C 770	1,090	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 770	1,090	RRC #296092
AUSTIN CO PREC2	C 770	1,090	.000207 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	560	170	920		
FM RD	560	170	920		
SPEC RD/BRIDGE	560	170	920		
BELLVILLE ISD	560	170	920		
BELLVILLE HOSP	560	170	920		
AUSTIN CO PREC2	560	170	920		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	570	1,350	930		
FM RD	570	1,350	930		
SPEC RD/BRIDGE	570	1,350	930		
BELLVILLE ISD	570	1,350	930		
BELLVILLE HOSP	570	1,350	930		
AUSTIN CO PREC2	570	1,350	930		