

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

ENGSTROM STEPHANIE
1150 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: 508438 306

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 #: 508438
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			.000206 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	760	1,080	Lease: 600770	Type: REAL Owner #: 508438
FM RD	C	760	1,080	Legal: SAINT-MIHIEL W#2H	
SPEC RD/BRIDGE	C	760	1,080	VERDUN OIL & GAS	
BELLVILLE ISD	C	760	1,080	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	760	1,080	RRC #296092	
AUSTIN CO PREC2	C	760	1,080		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000206 Royalty Interest	
		No 2021 Hist		Category: G1	
				Railroad #: 296092	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	550	170	910		
FM RD	550	170	910		
SPEC RD/BRIDGE	550	170	910		
BELLVILLE ISD	550	170	910		
BELLVILLE HOSP	550	170	910		
AUSTIN CO PREC2	550	170	910		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	560	1,350	920		
FM RD	560	1,350	920		
SPEC RD/BRIDGE	560	1,350	920		
BELLVILLE ISD	560	1,350	920		
BELLVILLE HOSP	560	1,350	920		
AUSTIN CO PREC2	560	1,350	920		