

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

SHELBY AMERICAN LEGION POST
#602
PO BOX 531
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: 508440 1110 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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		650	Lease: 600758 Type: REAL Owner #: 508440
FM RD		650	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE		650	VERDUN OIL & GAS LLC
BELLVILLE ISD		650	AB 96 SUTHERLAND W
BELLVILLE HOSP		650	RRC 289148
AUSTIN CO PREC2		650	
HB1984: The Appraised value of \$650 in 2026 as compared to \$350 in 2021 is a 85.71% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	650
FM RD	0	0	650
SPEC RD/BRIDGE	0	0	650
BELLVILLE ISD	0	0	650
BELLVILLE HOSP	0	0	650
AUSTIN CO PREC2	0	0	650

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	50		540	Lease: 600768 Type: REAL Owner #: 508440
FM RD	C	50		540	Legal: PASSCHENDAELE W#1H
SPEC RD/BRIDGE	C	50		540	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	50		540	AB 94 SHEPHERD FAY75% AUS25%
BELLVILLE HOSP	C	50		540	DP 872718 RTCISD 55% FISD 20%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					.000218 Royalty Interest Category: G1 Railroad #: 297014
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	50		480	60	
FM RD	50		480	60	
SPEC RD/BRIDGE	50		480	60	
BELLVILLE ISD	50		480	60	
BELLVILLE HOSP	50		480	60	

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	420		590	Lease: 600770 Type: REAL Owner #: 508440
FM RD	C	420		590	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C	420		590	VERDUN OIL & GAS
BELLVILLE ISD	C	420		590	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C	420		590	RRC #296092
AUSTIN CO PREC2	C	420		590	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					.000112 Royalty Interest Category: G1 Railroad #: 296092
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	300		90	500	
FM RD	300		90	500	
SPEC RD/BRIDGE	300		90	500	
BELLVILLE ISD	300		90	500	
BELLVILLE HOSP	300		90	500	
AUSTIN CO PREC2	300		90	500	

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	240		490	Lease: 600774 Type: REAL Owner #: 508440
FM RD	C	240		490	Legal: PASSCHENDAELE W#2H
SPEC RD/BRIDGE	C	240		490	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	240		490	AB 96 SUTHERLAND W AUS 25%
BELLVILLE HOSP	C	240		490	FAY 75% BELL 25% R-T 55% FY20%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					.000218 Royalty Interest Category: G1 Railroad #: 296095
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	130		200	290	
FM RD	130		200	290	
SPEC RD/BRIDGE	130		200	290	
BELLVILLE ISD	130		200	290	
BELLVILLE HOSP	130		200	290	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	480	770	1,500		
FM RD	480	770	1,500		
SPEC RD/BRIDGE	480	770	1,500		
BELLVILLE ISD	480	770	1,500		
BELLVILLE HOSP	480	770	1,500		
AUSTIN CO PREC2	300	90	1,150		