

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

AGUILAR ELEANOR
11707 TURTLE LAKE DR
HOUSTON TX 77064

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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: 508445 8

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		300	Lease: 600758 Type: REAL Owner #: 508445
FM RD		300	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE		300	VERDUN OIL & GAS LLC
BELLVILLE ISD		300	AB 96 SUTHERLAND W
BELLVILLE HOSP		300	RRC 289148
AUSTIN CO PREC2		300	
HB1984: The Appraised value of \$300 in 2026 as compared to \$160 in 2021 is a 87.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	300
FM RD	0	0	300
SPEC RD/BRIDGE	0	0	300
BELLVILLE ISD	0	0	300
BELLVILLE HOSP	0	0	300
AUSTIN CO PREC2	0	0	300

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 200	280	Lease: 600770 Type: REAL Owner #: 508445
FM RD	C 200	280	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 200	280	VERDUN OIL & GAS
BELLVILLE ISD	C 200	280	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 200	280	RRC #296092
AUSTIN CO PREC2	C 200	280	
			.000053 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	140	40	240		
FM RD	140	40	240		
SPEC RD/BRIDGE	140	40	240		
BELLVILLE ISD	140	40	240		
BELLVILLE HOSP	140	40	240		
AUSTIN CO PREC2	140	40	240		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	140	40	540		
FM RD	140	40	540		
SPEC RD/BRIDGE	140	40	540		
BELLVILLE ISD	140	40	540		
BELLVILLE HOSP	140	40	540		
AUSTIN CO PREC2	140	40	540		