

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

CIPRIANO BARBARA DIAL
17270 SW JEAN LOUISE RD
SHERWOOD OR 97140

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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: 508449 183 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	C 130	15,540	Lease: 600758 Type: REAL Owner #: 508449
FM RD	C 130	15,540	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 130	15,540	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 130	15,540	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 130	15,540	RRC 289148
AUSTIN CO PREC2	C 130	15,540	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002701 Royalty Interest
HB1984: The Appraised value of \$15,540 in 2026 as compared			Category: G1
			Railroad #: 289148
			to \$8,360 in 2021 is a 85.89% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	15,380	160
FM RD	130	15,380	160
SPEC RD/BRIDGE	130	15,380	160
BELLVILLE ISD	130	15,380	160
BELLVILLE HOSP	130	15,380	160
AUSTIN CO PREC2	130	15,380	160

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 10,020	14,170	Lease: 600770	Type: REAL Owner #: 508449
FM RD		C 10,020	14,170	Legal: SAINT-MIHIEL W#2H VERDUN OIL & GAS AB 96 SUTHERLAND, W RRC #296092 .002701 Royalty Interest Category: G1 Railroad #: 296092	
SPEC RD/BRIDGE		C 10,020	14,170		
BELLVILLE ISD		C 10,020	14,170		
BELLVILLE HOSP		C 10,020	14,170		
AUSTIN CO PREC2		C 10,020	14,170		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	7,300	2,150	12,020		
FM RD	7,300	2,150	12,020		
SPEC RD/BRIDGE	7,300	2,150	12,020		
BELLVILLE ISD	7,300	2,150	12,020		
BELLVILLE HOSP	7,300	2,150	12,020		
AUSTIN CO PREC2	7,300	2,150	12,020		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,430	17,530	12,180		
FM RD	7,430	17,530	12,180		
SPEC RD/BRIDGE	7,430	17,530	12,180		
BELLVILLE ISD	7,430	17,530	12,180		
BELLVILLE HOSP	7,430	17,530	12,180		
AUSTIN CO PREC2	7,430	17,530	12,180		