

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

ALBERS LOUANN L
127 WALDECK RD
LEDBETTER TX 78946



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: 508452 14

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 30	3,800	Lease: 600758 Type: REAL Owner #: 508452
FM RD	C 30	3,800	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 30	3,800	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 30	3,800	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 30	3,800	RRC 289148
AUSTIN CO PREC2	C 30	3,800	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000661 Royalty Interest
HB1984: The Appraised value of \$3,800 in 2026 as compared to \$2,050 in 2021 is a 85.37% increase.			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	3,760	40
FM RD	30	3,760	40
SPEC RD/BRIDGE	30	3,760	40
BELLVILLE ISD	30	3,760	40
BELLVILLE HOSP	30	3,760	40
AUSTIN CO PREC2	30	3,760	40

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 110	1,230	Lease: 600768 Type: REAL Owner #: 508452
FM RD	C 110	1,230	Legal: PASSCHENDAELE W#1H
SPEC RD/BRIDGE	C 110	1,230	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 110	1,230	AB 94 SHEPHERD FAY75% AUS25%
BELLVILLE HOSP	C 110	1,230	DP 872718 RTCISD 55% FISD 20%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.000500 Royalty Interest Category: G1 Railroad #: 297014
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	1,100	130
FM RD	110	1,100	130
SPEC RD/BRIDGE	110	1,100	130
BELLVILLE ISD	110	1,100	130
BELLVILLE HOSP	110	1,100	130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,450	3,470	Lease: 600770 Type: REAL Owner #: 508452
FM RD	C 2,450	3,470	Legal: SAINT-MIHIEL W#2H
SPEC RD/BRIDGE	C 2,450	3,470	VERDUN OIL & GAS
BELLVILLE ISD	C 2,450	3,470	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 2,450	3,470	RRC #296092
AUSTIN CO PREC2	C 2,450	3,470	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.000661 Royalty Interest Category: G1 Railroad #: 296092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,790	530	2,940
FM RD	1,790	530	2,940
SPEC RD/BRIDGE	1,790	530	2,940
BELLVILLE ISD	1,790	530	2,940
BELLVILLE HOSP	1,790	530	2,940
AUSTIN CO PREC2	1,790	530	2,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 540	1,120	Lease: 600774 Type: REAL Owner #: 508452
FM RD	C 540	1,120	Legal: PASSCHENDAELE W#2H
SPEC RD/BRIDGE	C 540	1,120	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 540	1,120	AB 96 SUTHERLAND W AUS 25%
BELLVILLE HOSP	C 540	1,120	FAY 75% BELL 25% R-T 55% FY20%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.000500 Royalty Interest Category: G1 Railroad #: 296095
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	290	470	650
FM RD	290	470	650
SPEC RD/BRIDGE	290	470	650
BELLVILLE ISD	290	470	650
BELLVILLE HOSP	290	470	650

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,220	5,860	3,760		
FM RD	2,220	5,860	3,760		
SPEC RD/BRIDGE	2,220	5,860	3,760		
BELLVILLE ISD	2,220	5,860	3,760		
BELLVILLE HOSP	2,220	5,860	3,760		
AUSTIN CO PREC2	1,820	4,290	2,980		