

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

ISGREN CATHY K
5702 SKULL CREEK RD
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:	508595 566
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		6,490	Lease: 600758 Type: REAL Owner #: 508595
FM RD		6,490	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE		6,490	VERDUN OIL & GAS LLC
BELLVILLE ISD		6,490	AB 96 SUTHERLAND W
BELLVILLE HOSP		6,490	RRC 289148
AUSTIN CO PREC2		6,490	
No 2021 Hist			.001129 Royalty Interest
			Category: G1
			Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	6,490
FM RD	0	0	6,490
SPEC RD/BRIDGE	0	0	6,490
BELLVILLE ISD	0	0	6,490
BELLVILLE HOSP	0	0	6,490
AUSTIN CO PREC2	0	0	6,490

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	3,000	10,850	Lease: 600766	Type: REAL Owner #: 508595
FM RD	C	3,000	10,850	Legal: GALLIPOLI W#1H	
SPEC RD/BRIDGE	C	3,000	10,850	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	3,000	10,850	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	3,000	10,850	RRC 292926	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001066 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 292926	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,000	7,250	3,600		
FM RD	3,000	7,250	3,600		
SPEC RD/BRIDGE	3,000	7,250	3,600		
BELLVILLE ISD	3,000	7,250	3,600		
BELLVILLE HOSP	3,000	7,250	3,600		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	2,980	21,900	Lease: 600767	Type: REAL Owner #: 508595
FM RD	C	2,980	21,900	Legal: TANNENBERG W#1H	
SPEC RD/BRIDGE	C	2,980	21,900	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	2,980	21,900	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	2,980	21,900	AUSTIN 92% FAYETTE 8%	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.002243 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296419	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,980	18,320	3,580		
FM RD	2,980	18,320	3,580		
SPEC RD/BRIDGE	2,980	18,320	3,580		
BELLVILLE ISD	2,980	18,320	3,580		
BELLVILLE HOSP	2,980	18,320	3,580		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	4,190	5,920	Lease: 600770	Type: REAL Owner #: 508595
FM RD	C	4,190	5,920	Legal: SAINT-MIHIEL W#2H	
SPEC RD/BRIDGE	C	4,190	5,920	VERDUN OIL & GAS	
BELLVILLE ISD	C	4,190	5,920	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	4,190	5,920	RRC #296092	
AUSTIN CO PREC2	C	4,190	5,920		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001129 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296092	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,050	890	5,030		
FM RD	3,050	890	5,030		
SPEC RD/BRIDGE	3,050	890	5,030		
BELLVILLE ISD	3,050	890	5,030		
BELLVILLE HOSP	3,050	890	5,030		
AUSTIN CO PREC2	3,050	890	5,030		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	6,150	15,970	Lease: 600773	Type: REAL Owner #: 508595
FM RD	C	6,150	15,970	Legal: TANNENBERG W#2H	
SPEC RD/BRIDGE	C	6,150	15,970	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	6,150	15,970	AB 86 SHELBY, D	
BELLVILLE HOSP	C	6,150	15,970	RRC #295976	
AUSTIN CO PREC2	C	6,150	15,970		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.002243 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 295976	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	5,720	8,590	7,380		
FM RD	5,720	8,590	7,380		
SPEC RD/BRIDGE	5,720	8,590	7,380		
BELLVILLE ISD	5,720	8,590	7,380		
BELLVILLE HOSP	5,720	8,590	7,380		
AUSTIN CO PREC2	5,720	8,590	7,380		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	14,750	35,050	26,080		
FM RD	14,750	35,050	26,080		
SPEC RD/BRIDGE	14,750	35,050	26,080		
BELLVILLE ISD	14,750	35,050	26,080		
BELLVILLE HOSP	14,750	35,050	26,080		
AUSTIN CO PREC2	8,770	9,480	18,900		

