

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

WITTE BRANDON MATTHEW
415 SOUTH HOWES ST #N602
FORT COLLINS CO 80521



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: 508599 1349 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	6,010	21,720	Lease: 600766 Type: REAL Owner #: 508599
FM RD	C	6,010	21,720	Legal: GALLIPOLI W#1H
SPEC RD/BRIDGE	C	6,010	21,720	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	6,010	21,720	AB 96 SUTHERLAND W
BELLVILLE HOSP	C	6,010	21,720	RRC 292926
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.002134 Royalty Interest
		No 2021 Hist		Category: G1
				Railroad #: 292926
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	6,010	14,510	7,210	
FM RD	6,010	14,510	7,210	
SPEC RD/BRIDGE	6,010	14,510	7,210	
BELLVILLE ISD	6,010	14,510	7,210	
BELLVILLE HOSP	6,010	14,510	7,210	

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 370	2,690	Lease: 600767 Type: REAL Owner #: 508599
FM RD	C 370	2,690	Legal: TANNENBERG W#1H
SPEC RD/BRIDGE	C 370	2,690	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 370	2,690	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 370	2,690	AUSTIN 92% FAYETTE 8%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.000275 Royalty Interest Category: G1 Railroad #: 296419
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	370	2,250	440
FM RD	370	2,250	440
SPEC RD/BRIDGE	370	2,250	440
BELLVILLE ISD	370	2,250	440
BELLVILLE HOSP	370	2,250	440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 750	1,950	Lease: 600773 Type: REAL Owner #: 508599
FM RD	C 750	1,950	Legal: TANNENBERG W#2H
SPEC RD/BRIDGE	C 750	1,950	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 750	1,950	AB 86 SHELBY, D
BELLVILLE HOSP	C 750	1,950	RRC #295976
AUSTIN CO PREC2	C 750	1,950	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.000274 Royalty Interest Category: G1 Railroad #: 295976
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	700	1,050	900
FM RD	700	1,050	900
SPEC RD/BRIDGE	700	1,050	900
BELLVILLE ISD	700	1,050	900
BELLVILLE HOSP	700	1,050	900
AUSTIN CO PREC2	700	1,050	900

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,080	17,810	8,550		
FM RD	7,080	17,810	8,550		
SPEC RD/BRIDGE	7,080	17,810	8,550		
BELLVILLE ISD	7,080	17,810	8,550		
BELLVILLE HOSP	7,080	17,810	8,550		
AUSTIN CO PREC2	700	1,050	900		