

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

FRITSCH RYAN JOHN
9405 ECKERMANN ROAD
BURTON TX 77835



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: 508608 374

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	2,840	10,250	Lease: 600766 Type: REAL Owner #: 508608		
FM RD		C	2,840	10,250	Legal: GALLIPOLI W#1H		
SPEC RD/BRIDGE		C	2,840	10,250	VERDUN OIL & GAS LLC		
BELLVILLE ISD		C	2,840	10,250	AB 96 SUTHERLAND W		
BELLVILLE HOSP		C	2,840	10,250	RRC 292926		
					.001007 Royalty Interest		
					Category: G1		
					Railroad #: 292926		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2021 Hist							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,840		6,840	3,410		
FM RD		2,840		6,840	3,410		
SPEC RD/BRIDGE		2,840		6,840	3,410		
BELLVILLE ISD		2,840		6,840	3,410		
BELLVILLE HOSP		2,840		6,840	3,410		

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	3,570	7,970	Lease: 600771	Type: REAL Owner #: 508608
FM RD	C	3,570	7,970	Legal: CANTIGNY W#2H	
SPEC RD/BRIDGE	C	3,570	7,970	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	3,570	7,970	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	3,570	7,970	PERMIT #880581	
AUSTIN CO PREC2	C	3,570	7,970		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.004676 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296148	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,450	3,690	4,280		
FM RD	2,450	3,690	4,280		
SPEC RD/BRIDGE	2,450	3,690	4,280		
BELLVILLE ISD	2,450	3,690	4,280		
BELLVILLE HOSP	2,450	3,690	4,280		
AUSTIN CO PREC2	2,450	3,690	4,280		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY			8,810	Lease: 600775	Type: REAL Owner #: 508608
FM RD			8,810	Legal: CANTIGNY W#1H	
SPEC RD/BRIDGE			8,810	VERDUN OIL & GAS LLC	
BELLVILLE ISD			8,810	AB 96 SHEPHERD W W	AUS@24%
BELLVILLE HOSP			8,810	RRC 296090	FAY@76%
AUSTIN CO PREC2			8,810		
No 2021 Hist				.004676 Royalty Interest	
				Category: G1	
				Railroad #: 296090	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	8,810		
FM RD	0	0	8,810		
SPEC RD/BRIDGE	0	0	8,810		
BELLVILLE ISD	0	0	8,810		
BELLVILLE HOSP	0	0	8,810		
AUSTIN CO PREC2	0	0	8,810		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,290	10,530	16,500		
FM RD	5,290	10,530	16,500		
SPEC RD/BRIDGE	5,290	10,530	16,500		
BELLVILLE ISD	5,290	10,530	16,500		
BELLVILLE HOSP	5,290	10,530	16,500		
AUSTIN CO PREC2	2,450	3,690	13,090		