

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 JOHN BRIAN
244 HARPER CT
KELLER TX 76248-3021



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: 508617 1352

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 18,040	65,170	Lease: 600766 Type: REAL Owner #: 508617		
FM RD		C 18,040	65,170	Legal: GALLIPOLI W#1H		
SPEC RD/BRIDGE		C 18,040	65,170	VERDUN OIL & GAS LLC		
BELLVILLE ISD		C 18,040	65,170	AB 96 SUTHERLAND W		
BELLVILLE HOSP		C 18,040	65,170	RRC 292926		
				.006403 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		18,040	43,520	21,650		
FM RD		18,040	43,520	21,650		
SPEC RD/BRIDGE		18,040	43,520	21,650		
BELLVILLE ISD		18,040	43,520	21,650		
BELLVILLE HOSP		18,040	43,520	21,650		

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 1,090	8,000	Lease: 600767 Type: REAL Owner #: 508617
FM RD	C 1,090	8,000	Legal: TANNENBERG W#1H
SPEC RD/BRIDGE	C 1,090	8,000	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 1,090	8,000	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 1,090	8,000	AUSTIN 92% FAYETTE 8%
			.000820 Royalty Interest
			Category: G1
			Railroad #: 296419
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,090	6,690	1,310
FM RD	1,090	6,690	1,310
SPEC RD/BRIDGE	1,090	6,690	1,310
BELLVILLE ISD	1,090	6,690	1,310
BELLVILLE HOSP	1,090	6,690	1,310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,260	5,850	Lease: 600773 Type: REAL Owner #: 508617
FM RD	C 2,260	5,850	Legal: TANNENBERG W#2H
SPEC RD/BRIDGE	C 2,260	5,850	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 2,260	5,850	AB 86 SHELBY, D
BELLVILLE HOSP	C 2,260	5,850	RRC #295976
AUSTIN CO PREC2	C 2,260	5,850	
			.000822 Royalty Interest
			Category: G1
			Railroad #: 295976
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,100	3,140	2,710
FM RD	2,100	3,140	2,710
SPEC RD/BRIDGE	2,100	3,140	2,710
BELLVILLE ISD	2,100	3,140	2,710
BELLVILLE HOSP	2,100	3,140	2,710
AUSTIN CO PREC2	2,100	3,140	2,710

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	21,230	53,350	25,670		
FM RD	21,230	53,350	25,670		
SPEC RD/BRIDGE	21,230	53,350	25,670		
BELLVILLE ISD	21,230	53,350	25,670		
BELLVILLE HOSP	21,230	53,350	25,670		
AUSTIN CO PREC2	2,100	3,140	2,710		