

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

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austincad@gmail.com

JOHNSON CINDY ANN GIEBEL
110 BLUEBONNET DR
BELLVILLE TX 77418



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: 508700 590 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	280	2,060	Lease: 600767 Type: REAL Owner #: 508700	
FM RD		C	280	2,060	Legal: TANNENBERG W#1H	
SPEC RD/BRIDGE		C	280	2,060	VERDUN OIL & GAS LLC	
BELLVILLE ISD		C	280	2,060	AB 96 SUTHERLAND W	
BELLVILLE HOSP		C	280	2,060	AUSTIN 92% FAYETTE 8%	
					.000211 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		280		1,720	340	
FM RD		280		1,720	340	
SPEC RD/BRIDGE		280		1,720	340	
BELLVILLE ISD		280		1,720	340	
BELLVILLE HOSP		280		1,720	340	

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	30		330	Lease: 600768 Type: REAL Owner #: 508700
FM RD	C	30		330	Legal: PASSCHENDAELE W#1H
SPEC RD/BRIDGE	C	30		330	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	30		330	AB 94 SHEPHERD FAY75% AUS25%
BELLVILLE HOSP	C	30		330	DP 872718 RTCISD 55% FISD 20%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					.000132 Royalty Interest Category: G1 Railroad #: 297014
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	30		290	40	
FM RD	30		290	40	
SPEC RD/BRIDGE	30		290	40	
BELLVILLE ISD	30		290	40	
BELLVILLE HOSP	30		290	40	

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	760		1,700	Lease: 600771 Type: REAL Owner #: 508700
FM RD	C	760		1,700	Legal: CANTIGNY W#2H
SPEC RD/BRIDGE	C	760		1,700	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	760		1,700	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C	760		1,700	PERMIT #880581
AUSTIN CO PREC2	C	760		1,700	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					.000997 Royalty Interest Category: G1 Railroad #: 296148
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	520		790	910	
FM RD	520		790	910	
SPEC RD/BRIDGE	520		790	910	
BELLVILLE ISD	520		790	910	
BELLVILLE HOSP	520		790	910	
AUSTIN CO PREC2	520		790	910	

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	580		1,500	Lease: 600773 Type: REAL Owner #: 508700
FM RD	C	580		1,500	Legal: TANNENBERG W#2H
SPEC RD/BRIDGE	C	580		1,500	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	580		1,500	AB 86 SHELBY, D
BELLVILLE HOSP	C	580		1,500	RRC #295976
AUSTIN CO PREC2	C	580		1,500	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					.000211 Royalty Interest Category: G1 Railroad #: 295976
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	540		800	700	
FM RD	540		800	700	
SPEC RD/BRIDGE	540		800	700	
BELLVILLE ISD	540		800	700	
BELLVILLE HOSP	540		800	700	
AUSTIN CO PREC2	540		800	700	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP	C 140 C 140 C 140 C 140 C 140	300 300 300 300 300	Lease: 600774 Type: REAL Owner #: 508700 Legal: PASSCHENDAELE W#2H VERDUN OIL & GAS LLC AB 96 SUTHERLAND W AUS 25% FAY 75% BELL 25% R-T 55% FY20% .000132 Royalty Interest Category: G1 Railroad #: 296095
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP	70 70 70 70 70	130 130 130 130 130	170 170 170 170 170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2		4,210 4,210 4,210 4,210 4,210 4,210	Lease: 600775 Type: REAL Owner #: 508700 Legal: CANTIGNY W#1H VERDUN OIL & GAS LLC AB 96 SHEPHERD W W AUS@24% RRC 296090 FAY@76% .002236 Royalty Interest Category: G1 Railroad #: 296090
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2	0 0 0 0 0 0	0 0 0 0 0 0	4,210 4,210 4,210 4,210 4,210 4,210

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2	1,440 1,440 1,440 1,440 1,440 1,060	3,730 3,730 3,730 3,730 3,730 1,590	6,370 6,370 6,370 6,370 6,370 5,820		

