

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

RICICAR DIANA
23118 OPPORTUNITY DR
ELMENDORF TX 78112-6176



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: 508704 999

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	1,070	7,860		Lease: 600767 Type: REAL Owner #: 508704			
FM RD		C	1,070	7,860		Legal: TANNENBERG W#1H			
SPEC RD/BRIDGE		C	1,070	7,860		VERDUN OIL & GAS LLC			
BELLVILLE ISD		C	1,070	7,860		AB 96 SUTHERLAND W			
BELLVILLE HOSP		C	1,070	7,860		AUSTIN 92% FAYETTE 8%			
						.000805 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		1,070		6,580		1,280			
FM RD		1,070		6,580		1,280			
SPEC RD/BRIDGE		1,070		6,580		1,280			
BELLVILLE ISD		1,070		6,580		1,280			
BELLVILLE HOSP		1,070		6,580		1,280			

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 2,210	5,740	Lease: 600773 Type: REAL Owner #: 508704
FM RD	C 2,210	5,740	Legal: TANNENBERG W#2H
SPEC RD/BRIDGE	C 2,210	5,740	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 2,210	5,740	AB 86 SHELBY, D
BELLVILLE HOSP	C 2,210	5,740	RRC #295976
AUSTIN CO PREC2	C 2,210	5,740	
			.000806 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	2,060	3,090	2,650		
FM RD	2,060	3,090	2,650		
SPEC RD/BRIDGE	2,060	3,090	2,650		
BELLVILLE ISD	2,060	3,090	2,650		
BELLVILLE HOSP	2,060	3,090	2,650		
AUSTIN CO PREC2	2,060	3,090	2,650		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,130	9,670	3,930		
FM RD	3,130	9,670	3,930		
SPEC RD/BRIDGE	3,130	9,670	3,930		
BELLVILLE ISD	3,130	9,670	3,930		
BELLVILLE HOSP	3,130	9,670	3,930		
AUSTIN CO PREC2	2,060	3,090	2,650		