

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

ROSENBAUM DIXIE
680 ROUND TOP RD
ROUND TOP TX 78954



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: 508707 1024 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	140	1,040	Lease: 600767 Type: REAL Owner #: 508707		
FM RD		C	140	1,040	Legal: TANNENBERG W#1H		
SPEC RD/BRIDGE		C	140	1,040	VERDUN OIL & GAS LLC		
BELLVILLE ISD		C	140	1,040	AB 96 SUTHERLAND W		
BELLVILLE HOSP		C	140	1,040	AUSTIN 92% FAYETTE 8%		
					.000107 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		140		870	170		
FM RD		140		870	170		
SPEC RD/BRIDGE		140		870	170		
BELLVILLE ISD		140		870	170		
BELLVILLE HOSP		140		870	170		

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 290	760	Lease: 600773 Type: REAL Owner #: 508707
FM RD		C 290	760	Legal: TANNENBERG W#2H
SPEC RD/BRIDGE		C 290	760	VERDUN OIL & GAS LLC
BELLVILLE ISD		C 290	760	AB 86 SHELBY, D
BELLVILLE HOSP		C 290	760	RRC #295976
AUSTIN CO PREC2	G	C 290	760	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist				.000106 Royalty Interest Category: G1 Railroad #: 295976
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	280	410	350	
FM RD	280	410	350	
SPEC RD/BRIDGE	280	410	350	
BELLVILLE ISD	280	410	350	
BELLVILLE HOSP	280	410	350	
AUSTIN CO PREC2	0	760	0	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	420	1,280	520		
FM RD	420	1,280	520		
SPEC RD/BRIDGE	420	1,280	520		
BELLVILLE ISD	420	1,280	520		
BELLVILLE HOSP	420	1,280	520		
AUSTIN CO PREC2	0	760	0		