

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

GIEBEL GREGORY GEORGE
PO BOX 112
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: 508710 397

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	1,490	10,930	Lease: 600767 Type: REAL Owner #: 508710		
FM RD		C	1,490	10,930	Legal: TANNENBERG W#1H		
SPEC RD/BRIDGE		C	1,490	10,930	VERDUN OIL & GAS LLC		
BELLVILLE ISD		C	1,490	10,930	AB 96 SUTHERLAND W		
BELLVILLE HOSP		C	1,490	10,930	AUSTIN 92% FAYETTE 8%		
					.001120 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		1,490		9,140	1,790		
FM RD		1,490		9,140	1,790		
SPEC RD/BRIDGE		1,490		9,140	1,790		
BELLVILLE ISD		1,490		9,140	1,790		
BELLVILLE HOSP		1,490		9,140	1,790		

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	160	1,740	Lease: 600768	Type: REAL Owner #: 508710
FM RD	C	160	1,740	Legal: PASSCHENDAELE W#1H	
SPEC RD/BRIDGE	C	160	1,740	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	160	1,740	AB 94 SHEPHERD FAY75% AUS25%	
BELLVILLE HOSP	C	160	1,740	DP 872718 RTCISD 55% FISD 20%	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000704 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 297014	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	160	1,550	190		
FM RD	160	1,550	190		
SPEC RD/BRIDGE	160	1,550	190		
BELLVILLE ISD	160	1,550	190		
BELLVILLE HOSP	160	1,550	190		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	4,060	9,040	Lease: 600771	Type: REAL Owner #: 508710
FM RD	C	4,060	9,040	Legal: CANTIGNY W#2H	
SPEC RD/BRIDGE	C	4,060	9,040	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	4,060	9,040	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	4,060	9,040	PERMIT #880581	
AUSTIN CO PREC2	C	4,060	9,040		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.005306 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296148	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,770	4,170	4,870		
FM RD	2,770	4,170	4,870		
SPEC RD/BRIDGE	2,770	4,170	4,870		
BELLVILLE ISD	2,770	4,170	4,870		
BELLVILLE HOSP	2,770	4,170	4,870		
AUSTIN CO PREC2	2,770	4,170	4,870		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	3,080	7,990	Lease: 600773	Type: REAL Owner #: 508710
FM RD	C	3,080	7,990	Legal: TANNENBERG W#2H	
SPEC RD/BRIDGE	C	3,080	7,990	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	3,080	7,990	AB 86 SHELBY, D	
BELLVILLE HOSP	C	3,080	7,990	RRC #295976	
AUSTIN CO PREC2	C	3,080	7,990		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001122 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 295976	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,870	4,290	3,700		
FM RD	2,870	4,290	3,700		
SPEC RD/BRIDGE	2,870	4,290	3,700		
BELLVILLE ISD	2,870	4,290	3,700		
BELLVILLE HOSP	2,870	4,290	3,700		
AUSTIN CO PREC2	2,870	4,290	3,700		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 760	1,580	Lease: 600774 Type: REAL Owner #: 508710
FM RD	C 760	1,580	Legal: PASSCHENDAELE W#2H
SPEC RD/BRIDGE	C 760	1,580	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 760	1,580	AB 96 SUTHERLAND W AUS 25%
BELLVILLE HOSP	C 760	1,580	FAY 75% BELL 25% R-T 55% FY20%
			.000704 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	410	670	910
FM RD	410	670	910
SPEC RD/BRIDGE	410	670	910
BELLVILLE ISD	410	670	910
BELLVILLE HOSP	410	670	910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		7,660	Lease: 600775 Type: REAL Owner #: 508710
FM RD		7,660	Legal: CANTIGNY W#1H
SPEC RD/BRIDGE		7,660	VERDUN OIL & GAS LLC
BELLVILLE ISD		7,660	AB 96 SHEPHERD W W AUS@24%
BELLVILLE HOSP		7,660	RRC 296090 FAY@76%
AUSTIN CO PREC2		7,660	
			.004066 Royalty Interest
			Category: G1
			Railroad #: 296090
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	7,660
FM RD	0	0	7,660
SPEC RD/BRIDGE	0	0	7,660
BELLVILLE ISD	0	0	7,660
BELLVILLE HOSP	0	0	7,660
AUSTIN CO PREC2	0	0	7,660

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,700	19,820	19,120		
FM RD	7,700	19,820	19,120		
SPEC RD/BRIDGE	7,700	19,820	19,120		
BELLVILLE ISD	7,700	19,820	19,120		
BELLVILLE HOSP	7,700	19,820	19,120		
AUSTIN CO PREC2	5,640	8,460	16,230		

