

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

OSBORNE MARY KATHRYN GIEBEL
PO BOX 184
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:	508718 893
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	110		830	Lease: 600767 Type: REAL Owner #: 508718	
FM RD	C	110		830	Legal: TANNENBERG W#1H	
SPEC RD/BRIDGE	C	110		830	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	110		830	AB 96 SUTHERLAND W	
BELLVILLE HOSP	C	110		830	AUSTIN 92% FAYETTE 8%	
					.000085 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		110	700	130		
FM RD		110	700	130		
SPEC RD/BRIDGE		110	700	130		
BELLVILLE ISD		110	700	130		
BELLVILLE HOSP		110	700	130		

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	10		130	Lease: 600768 Type: REAL Owner #: 508718
FM RD	C	10		130	Legal: PASSCHENDAELE W#1H
SPEC RD/BRIDGE	C	10		130	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	10		130	AB 94 SHEPHERD FAY75% AUS25%
BELLVILLE HOSP	C	10		130	DP 872718 RTCISD 55% FISD 20%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					.000054 Royalty Interest Category: G1 Railroad #: 297014
Taxing Units	Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)
COUNTY	10		120		10
FM RD	10		120		10
SPEC RD/BRIDGE	10		120		10
BELLVILLE ISD	10		120		10
BELLVILLE HOSP	10		120		10

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	310		690	Lease: 600771 Type: REAL Owner #: 508718
FM RD	C	310		690	Legal: CANTIGNY W#2H
SPEC RD/BRIDGE	C	310		690	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	310		690	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C	310		690	PERMIT #880581
AUSTIN CO PREC2	C	310		690	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					.000407 Royalty Interest Category: G1 Railroad #: 296148
Taxing Units	Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)
COUNTY	220		320		370
FM RD	220		320		370
SPEC RD/BRIDGE	220		320		370
BELLVILLE ISD	220		320		370
BELLVILLE HOSP	220		320		370
AUSTIN CO PREC2	220		320		370

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	240		610	Lease: 600773 Type: REAL Owner #: 508718
FM RD	C	240		610	Legal: TANNENBERG W#2H
SPEC RD/BRIDGE	C	240		610	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	240		610	AB 86 SHELBY, D
BELLVILLE HOSP	C	240		610	RRC #295976
AUSTIN CO PREC2	C	240		610	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					.000086 Royalty Interest Category: G1 Railroad #: 295976
Taxing Units	Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)
COUNTY	220		320		290
FM RD	220		320		290
SPEC RD/BRIDGE	220		320		290
BELLVILLE ISD	220		320		290
BELLVILLE HOSP	220		320		290
AUSTIN CO PREC2	220		320		290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP	C 60 C 60 C 60 C 60 C 60	120 120 120 120 120	Lease: 600774 Type: REAL Owner #: 508718 Legal: PASSCHENDAELE W#2H VERDUN OIL & GAS LLC AB 96 SUTHERLAND W AUS 25% FAY 75% BELL 25% R-T 55% FY20% .000054 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	40 40 40 40 40	50 50 50 50 50	70 70 70 70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2		770 770 770 770 770 770	Lease: 600775 Type: REAL Owner #: 508718 Legal: CANTIGNY W#1H VERDUN OIL & GAS LLC AB 96 SHEPHERD W W AUS@24% RRC 296090 FAY@76% .000407 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	770 770 770 770 770 770

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	600 600 600 600 600 440	1,510 1,510 1,510 1,510 1,510 640	1,640 1,640 1,640 1,640 1,640 1,430		

