

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

OEVERMANN MICHAEL R
PO BOX 141
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: 508719 883 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 10,370	76,230	Lease: 600767 Type: REAL Owner #: 508719	
FM RD		C 10,370	76,230	Legal: TANNENBERG W#1H	
SPEC RD/BRIDGE		C 10,370	76,230	VERDUN OIL & GAS LLC	
BELLVILLE ISD		C 10,370	76,230	AB 96 SUTHERLAND W	
BELLVILLE HOSP		C 10,370	76,230	AUSTIN 92% FAYETTE 8%	
				.007809 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	10,370	63,790	12,440		
FM RD	10,370	63,790	12,440		
SPEC RD/BRIDGE	10,370	63,790	12,440		
BELLVILLE ISD	10,370	63,790	12,440		
BELLVILLE HOSP	10,370	63,790	12,440		

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	21,430	55,610	Lease: 600773	Type: REAL Owner #: 508719
FM RD	C	21,430	55,610	Legal: TANNENBERG W#2H	
SPEC RD/BRIDGE	C	21,430	55,610	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	21,430	55,610	AB 86 SHELBY, D	
BELLVILLE HOSP	C	21,430	55,610	RRC #295976	
AUSTIN CO PREC2	C	21,430	55,610		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.007809 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 295976	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	19,940	29,890	25,720		
FM RD	19,940	29,890	25,720		
SPEC RD/BRIDGE	19,940	29,890	25,720		
BELLVILLE ISD	19,940	29,890	25,720		
BELLVILLE HOSP	19,940	29,890	25,720		
AUSTIN CO PREC2	19,940	29,890	25,720		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	30,310	93,680	38,160		
FM RD	30,310	93,680	38,160		
SPEC RD/BRIDGE	30,310	93,680	38,160		
BELLVILLE ISD	30,310	93,680	38,160		
BELLVILLE HOSP	30,310	93,680	38,160		
AUSTIN CO PREC2	19,940	29,890	25,720		