

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

PETROSKY RAMONA SUE
8327 FM 1301 RD
BOLING TX 77420



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:	508724 923
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	2,240	16,440		Lease: 600767 Type: REAL Owner #: 508724			
FM RD		C	2,240	16,440		Legal: TANNENBERG W#1H			
SPEC RD/BRIDGE		C	2,240	16,440		VERDUN OIL & GAS LLC			
BELLVILLE ISD		C	2,240	16,440		AB 96 SUTHERLAND W			
BELLVILLE HOSP		C	2,240	16,440		AUSTIN 92% FAYETTE 8%			
						.001684 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		2,240		13,750		2,690			
FM RD		2,240		13,750		2,690			
SPEC RD/BRIDGE		2,240		13,750		2,690			
BELLVILLE ISD		2,240		13,750		2,690			
BELLVILLE HOSP		2,240		13,750		2,690			

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	4,620	12,000	Lease: 600773	Type: REAL Owner #: 508724
FM RD	C	4,620	12,000	Legal: TANNENBERG W#2H	
SPEC RD/BRIDGE	C	4,620	12,000	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	4,620	12,000	AB 86 SHELBY, D	
BELLVILLE HOSP	C	4,620	12,000	RRC #295976	
AUSTIN CO PREC2	C	4,620	12,000		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001685 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 295976	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	4,310	6,460	5,540		
FM RD	4,310	6,460	5,540		
SPEC RD/BRIDGE	4,310	6,460	5,540		
BELLVILLE ISD	4,310	6,460	5,540		
BELLVILLE HOSP	4,310	6,460	5,540		
AUSTIN CO PREC2	4,310	6,460	5,540		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,550	20,210	8,230		
FM RD	6,550	20,210	8,230		
SPEC RD/BRIDGE	6,550	20,210	8,230		
BELLVILLE ISD	6,550	20,210	8,230		
BELLVILLE HOSP	6,550	20,210	8,230		
AUSTIN CO PREC2	4,310	6,460	5,540		