

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

CHOVANEC STEVEN
7817 KREBSVILLE RD
FAYETTEVILLE TX 78940-5025



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:	508775 182
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	1,470		16,410	Lease: 600768 Type: REAL Owner #: 508775			
FM RD		C	1,470		16,410	Legal: PASSCHENDAELE W#1H			
SPEC RD/BRIDGE		C	1,470		16,410	VERDUN OIL & GAS LLC			
BELLVILLE ISD		C	1,470		16,410	AB 94 SHEPHERD FAY75% AUS25%			
BELLVILLE HOSP		C	1,470		16,410	DP 872718 RTCISD 55% FISD 20%			
						.006652 Royalty Interest			
						Category: G1			
						Railroad #: 297014			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
No 2021 Hist									
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY		1,470		14,650		1,760			
FM RD		1,470		14,650		1,760			
SPEC RD/BRIDGE		1,470		14,650		1,760			
BELLVILLE ISD		1,470		14,650		1,760			
BELLVILLE HOSP		1,470		14,650		1,760			

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 7,160	14,890	Lease: 600774 Type: REAL Owner #: 508775
FM RD	C 7,160	14,890	Legal: PASSCHENDAELE W#2H
SPEC RD/BRIDGE	C 7,160	14,890	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 7,160	14,890	AB 96 SUTHERLAND W AUS 25%
BELLVILLE HOSP	C 7,160	14,890	FAY 75% BELL 25% R-T 55% FY20%
			.006652 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	3,890	6,300	8,590		
FM RD	3,890	6,300	8,590		
SPEC RD/BRIDGE	3,890	6,300	8,590		
BELLVILLE ISD	3,890	6,300	8,590		
BELLVILLE HOSP	3,890	6,300	8,590		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,360	20,950	10,350		
FM RD	5,360	20,950	10,350		
SPEC RD/BRIDGE	5,360	20,950	10,350		
BELLVILLE ISD	5,360	20,950	10,350		
BELLVILLE HOSP	5,360	20,950	10,350		