

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

DURFEY SHERYL L
6115 VISTA RANCH RD
SMITHVILLE TX 78957



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: 508776 275

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	290	3,210	Lease: 600768 Type: REAL Owner #: 508776	
FM RD		C	290	3,210	Legal: PASSCHENDAELE W#1H	
SPEC RD/BRIDGE		C	290	3,210	VERDUN OIL & GAS LLC	
BELLVILLE ISD		C	290	3,210	AB 94 SHEPHERD FAY75% AUS25%	
BELLVILLE HOSP		C	290	3,210	DP 872718 RTCISD 55% FISD 20%	
					.001303 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		290		2,860	350	
FM RD		290		2,860	350	
SPEC RD/BRIDGE		290		2,860	350	
BELLVILLE ISD		290		2,860	350	
BELLVILLE HOSP		290		2,860	350	

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 1,400	2,920	Lease: 600774 Type: REAL Owner #: 508776
FM RD	C 1,400	2,920	Legal: PASSCHENDAELE W#2H
SPEC RD/BRIDGE	C 1,400	2,920	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 1,400	2,920	AB 96 SUTHERLAND W AUS 25%
BELLVILLE HOSP	C 1,400	2,920	FAY 75% BELL 25% R-T 55% FY20%
			.001303 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	770	1,240	1,680		
FM RD	770	1,240	1,680		
SPEC RD/BRIDGE	770	1,240	1,680		
BELLVILLE ISD	770	1,240	1,680		
BELLVILLE HOSP	770	1,240	1,680		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,060	4,100	2,030		
FM RD	1,060	4,100	2,030		
SPEC RD/BRIDGE	1,060	4,100	2,030		
BELLVILLE ISD	1,060	4,100	2,030		
BELLVILLE HOSP	1,060	4,100	2,030		