

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

KOVAR BENITA TRUSTEE OF THE
15107 ALROVER
HOUSTON TX 77053-1505



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: 508783 672 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	3,630	40,620	Lease: 600768 Type: REAL Owner #: 508783
FM RD	C	3,630	40,620	Legal: PASSCHENDAELE W#1H
SPEC RD/BRIDGE	C	3,630	40,620	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	3,630	40,620	AB 94 SHEPHERD FAY75% AUS25%
BELLVILLE HOSP	C	3,630	40,620	DP 872718 RTCISD 55% FISD 20%
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.016469 Royalty Interest
		No 2021 Hist		Category: G1
				Railroad #: 297014
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	3,630	36,260	4,360	
FM RD	3,630	36,260	4,360	
SPEC RD/BRIDGE	3,630	36,260	4,360	
BELLVILLE ISD	3,630	36,260	4,360	
BELLVILLE HOSP	3,630	36,260	4,360	

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 17,730	36,860	Lease: 600774 Type: REAL Owner #: 508783
FM RD	C 17,730	36,860	Legal: PASSCHENDAELE W#2H
SPEC RD/BRIDGE	C 17,730	36,860	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 17,730	36,860	AB 96 SUTHERLAND W AUS 25%
BELLVILLE HOSP	C 17,730	36,860	FAY 75% BELL 25% R-T 55% FY20%
			.016469 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	9,640	15,580	21,280		
FM RD	9,640	15,580	21,280		
SPEC RD/BRIDGE	9,640	15,580	21,280		
BELLVILLE ISD	9,640	15,580	21,280		
BELLVILLE HOSP	9,640	15,580	21,280		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	13,270	51,840	25,640		
FM RD	13,270	51,840	25,640		
SPEC RD/BRIDGE	13,270	51,840	25,640		
BELLVILLE ISD	13,270	51,840	25,640		
BELLVILLE HOSP	13,270	51,840	25,640		