

austincad@gmail.com

LUETGE BRANCH C
209 DUERR DR
BELLVILLE TX 77418



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: 508787 737
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	110	1,240		Lease: 600768 Type: REAL Owner #: 508787	
FM RD		C	110	1,240		Legal: PASSCHENDAELE W#1H	
SPEC RD/BRIDGE		C	110	1,240		VERDUN OIL & GAS LLC	
BELLVILLE ISD		C	110	1,240		AB 94 SHEPHERD FAY75% AUS25%	
BELLVILLE HOSP		C	110	1,240		DP 872718 RTCISD 55% FISD 20%	
						.000501 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		110		1,110		130	
FM RD		110		1,110		130	
SPEC RD/BRIDGE		110		1,110		130	
BELLVILLE ISD		110		1,110		130	
BELLVILLE HOSP		110		1,110		130	

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, beginngg 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	2,450		3,470	Lease: 600770 Type: REAL Owner #: 508787			
FM RD		C	2,450		3,470	Legal: SAINT-MIHIEL W#2H			
SPEC RD/BRIDGE		C	2,450		3,470	VERDUN OIL & GAS			
BELLVILLE ISD		C	2,450		3,470	AB 96 SUTHERLAND, W			
BELLVILLE HOSP		C	2,450		3,470	RRC #296092			
AUSTIN CO PREC2		C	2,450		3,470	.000661 Royalty Interest			
						Category: G1			
						Railroad #: 296092			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
No 2021 Hist									
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY		1,790		530		2,940			
FM RD		1,790		530		2,940			
SPEC RD/BRIDGE		1,790		530		2,940			
BELLVILLE ISD		1,790		530		2,940			
BELLVILLE HOSP		1,790		530		2,940			
AUSTIN CO PREC2		1,790		530		2,940			

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C	540	1,120	Lease: 600774 Type: REAL Owner #: 508787		
FM RD		C	540	1,120	Legal: PASSCHENDAELE W#2H		
SPEC RD/BRIDGE		C	540	1,120	VERDUN OIL & GAS LLC		
BELLVILLE ISD		C	540	1,120	AB 96 SUTHERLAND W AUS 25%		
BELLVILLE HOSP		C	540	1,120	FAY 75% BELL 25% R-T 55% FY20%		
					.000501 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		290		470	650		
FM RD		290		470	650		
SPEC RD/BRIDGE		290		470	650		
BELLVILLE ISD		290		470	650		
BELLVILLE HOSP		290		470	650		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,190	2,110	3,720		
FM RD	2,190	2,110	3,720		
SPEC RD/BRIDGE	2,190	2,110	3,720		
BELLVILLE ISD	2,190	2,110	3,720		
BELLVILLE HOSP	2,190	2,110	3,720		
AUSTIN CO PREC2	1,790	530	2,940		