

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

ALBERS BARNELL
PO BOX 206
ROUND TOP TX 78954



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:	508847 12
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	7,010	15,640	Lease: 600771 Type: REAL Owner #: 508847
FM RD	C	7,010	15,640	Legal: CANTIGNY W#2H
SPEC RD/BRIDGE	C	7,010	15,640	VERDUN OIL & GAS LLC
BELLVILLE ISD	C	7,010	15,640	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C	7,010	15,640	PERMIT #880581
AUSTIN CO PREC2	C	7,010	15,640	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.009174 Royalty Interest
No 2021 Hist				Category: G1
				Railroad #: 296148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	4,800	7,230	8,410	
FM RD	4,800	7,230	8,410	
SPEC RD/BRIDGE	4,800	7,230	8,410	
BELLVILLE ISD	4,800	7,230	8,410	
BELLVILLE HOSP	4,800	7,230	8,410	
AUSTIN CO PREC2	4,800	7,230	8,410	

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 FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2 No 2021 Hist			17,280 17,280 17,280 17,280 17,280 17,280	Lease: 600775 Type: REAL Owner #: 508847 Legal: CANTIGNY W#1H VERDUN OIL & GAS LLC AB 96 SHEPHERD W W AUS@24% RRC 296090 FAY@76% .009174 Royalty Interest Category: G1 Railroad #: 296090		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	0	0	17,280			
FM RD	0	0	17,280			
SPEC RD/BRIDGE	0	0	17,280			
BELLVILLE ISD	0	0	17,280			
BELLVILLE HOSP	0	0	17,280			
AUSTIN CO PREC2	0	0	17,280			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,800	7,230	25,690		
FM RD	4,800	7,230	25,690		
SPEC RD/BRIDGE	4,800	7,230	25,690		
BELLVILLE ISD	4,800	7,230	25,690		
BELLVILLE HOSP	4,800	7,230	25,690		
AUSTIN CO PREC2	4,800	7,230	25,690		