

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

RATLIFF ALLYNE FAYE WEBER
415 S WALNUT
WEBSTER TX 77598



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: 508883 972

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 270	600	Lease: 600771 Type: REAL Owner #: 508883
FM RD	C 270	600	Legal: CANTIGNY W#2H
SPEC RD/BRIDGE	C 270	600	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 270	600	AB 96 SUTHERLAND, W
BELLVILLE HOSP	C 270	600	PERMIT #880581
AUSTIN CO PREC2	C 270	600	.000352 Royalty Interest
			Category: G1
			Railroad #: 296148
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED		
	No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	280	320
FM RD	180	280	320
SPEC RD/BRIDGE	180	280	320
BELLVILLE ISD	180	280	320
BELLVILLE HOSP	180	280	320
AUSTIN CO PREC2	180	280	320

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			660 660 660 660 660 660	Lease: 600775 Type: REAL Owner #: 508883 Legal: CANTIGNY W#1H VERDUN OIL & GAS LLC AB 96 SHEPHERD W W AUS@24% RRC 296090 FAY@76% .000352 Royalty Interest Category: G1 Railroad #: 296090		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	0	0	660			
FM RD	0	0	660			
SPEC RD/BRIDGE	0	0	660			
BELLVILLE ISD	0	0	660			
BELLVILLE HOSP	0	0	660			
AUSTIN CO PREC2	0	0	660			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	180	280	980		
FM RD	180	280	980		
SPEC RD/BRIDGE	180	280	980		
BELLVILLE ISD	180	280	980		
BELLVILLE HOSP	180	280	980		
AUSTIN CO PREC2	180	280	980		