

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

WEST KRISTIN ELLYCE
400 E CYPRESS CREEK RD #606
CEDAR PARK TX 78613



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: 508903 1319

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		1,450	Lease: 600721 Type: REAL Owner #: 508903
FM RD		1,450	Legal: WOODLEY R B W#84,92
SPEC RD/BRIDGE		1,450	ENHANCED ENERGY
BELLVILLE ISD		1,450	AB 101 W C WHITE SUR
BELLVILLE HOSP		1,450	RRC 8876
AUSTIN CO PREC1		1,450	
No 2021 Hist			.000434 Royalty Interest Category: G1 Railroad #: 8876
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	1,450
FM RD	0	0	1,450
SPEC RD/BRIDGE	0	0	1,450
BELLVILLE ISD	0	0	1,450
BELLVILLE HOSP	0	0	1,450
AUSTIN CO PREC1	0	0	1,450

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	80	170	Lease: 600771	Type: REAL	Owner #: 508903
FM RD		C	80	170	Legal: CANTIGNY W#2H		
SPEC RD/BRIDGE		C	80	170	VERDUN OIL & GAS LLC		
BELLVILLE ISD		C	80	170	AB 96 SUTHERLAND, W		
BELLVILLE HOSP		C	80	170	PERMIT #880581		
AUSTIN CO PREC2		C	80	170			
					.000098 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		50		70	100		
FM RD		50		70	100		
SPEC RD/BRIDGE		50		70	100		
BELLVILLE ISD		50		70	100		
BELLVILLE HOSP		50		70	100		
AUSTIN CO PREC2		0		170	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY			180	Lease: 600775 Type: REAL Owner #: 508903		
FM RD			180	Legal: CANTIGNY W#1H		
SPEC RD/BRIDGE			180	VERDUN OIL & GAS LLC		
BELLVILLE ISD			180	AB 96 SHEPHERD W W AUS@24%		
BELLVILLE HOSP			180	RRC 296090 FAY@76%		
AUSTIN CO PREC2						

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	50	70	1,730		
FM RD	50	70	1,730		
SPEC RD/BRIDGE	50	70	1,730		
BELLVILLE ISD	50	70	1,730		
BELLVILLE HOSP	50	70	1,730		
AUSTIN CO PREC1	0	0	1,450		
AUSTIN CO PREC2	0	350	0		