

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

RABB THOMAS AND RABB PATRICIA
REVOCABLE TRUST
2546 KREBS RD
FAYETTEVILLE TX 78940



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:	508913 964
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	31,900	Lease: 600758 Type: REAL Owner #: 508913
FM RD	C 270	31,900	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 270	31,900	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 270	31,900	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 270	31,900	RRC 289148
AUSTIN CO PREC2	C 270	31,900	
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		.005546 Royalty Interest Category: G1 Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	270	31,580	320
FM RD	270	31,580	320
SPEC RD/BRIDGE	270	31,580	320
BELLVILLE ISD	270	31,580	320
BELLVILLE HOSP	270	31,580	320
AUSTIN CO PREC2	270	31,580	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	C	1,030	11,580	Lease: 600768	Type: REAL Owner #: 508913
FM RD	C	1,030	11,580	Legal: PASSCHENDAELE W#1H	
SPEC RD/BRIDGE	C	1,030	11,580	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	1,030	11,580	AB 94 SHEPHERD FAY75% AUS25%	
BELLVILLE HOSP	C	1,030	11,580	DP 872718 RTCISD 55% FISD 20%	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.004696 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 297014	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,030	10,340	1,240		
FM RD	1,030	10,340	1,240		
SPEC RD/BRIDGE	1,030	10,340	1,240		
BELLVILLE ISD	1,030	10,340	1,240		
BELLVILLE HOSP	1,030	10,340	1,240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	20,570	29,090	Lease: 600770	Type: REAL Owner #: 508913
FM RD	C	20,570	29,090	Legal: SAINT-MIHIEL W#2H	
SPEC RD/BRIDGE	C	20,570	29,090	VERDUN OIL & GAS	
BELLVILLE ISD	C	20,570	29,090	AB 96 SUTHERLAND, W	
BELLVILLE HOSP	C	20,570	29,090	RRC #296092	
AUSTIN CO PREC2	C	20,570	29,090		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.005546 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296092	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	14,990	4,410	24,680		
FM RD	14,990	4,410	24,680		
SPEC RD/BRIDGE	14,990	4,410	24,680		
BELLVILLE ISD	14,990	4,410	24,680		
BELLVILLE HOSP	14,990	4,410	24,680		
AUSTIN CO PREC2	14,990	4,410	24,680		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	5,060	10,510	Lease: 600774	Type: REAL Owner #: 508913
FM RD	C	5,060	10,510	Legal: PASSCHENDAELE W#2H	
SPEC RD/BRIDGE	C	5,060	10,510	VERDUN OIL & GAS LLC	
BELLVILLE ISD	C	5,060	10,510	AB 96 SUTHERLAND W AUS 25%	
BELLVILLE HOSP	C	5,060	10,510	FAY 75% BELL 25% R-T 55% FY20%	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.004696 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 296095	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,750	4,440	6,070		
FM RD	2,750	4,440	6,070		
SPEC RD/BRIDGE	2,750	4,440	6,070		
BELLVILLE ISD	2,750	4,440	6,070		
BELLVILLE HOSP	2,750	4,440	6,070		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	19,040	50,770	32,310		
FM RD	19,040	50,770	32,310		
SPEC RD/BRIDGE	19,040	50,770	32,310		
BELLVILLE ISD	19,040	50,770	32,310		
BELLVILLE HOSP	19,040	50,770	32,310		
AUSTIN CO PREC2	15,260	35,990	25,000		