

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

BEDNAR 2017 REV LIVING TRUST
JULIA M BEDNAR CO TRUSTEE
4112 SINCLAIR AVE
AUSTIN TX 78756

|||||

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: 508927 73

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		29,420	20,760	Lease: 600776 Type: REAL Owner #: 508927	
FM RD		29,420	20,760	Legal: YPRES UNIT W#1H	
SPEC RD/BRIDGE		29,420	20,760	VERDUN OIL & GAS	
BRENHAM ISD		29,420	20,760	AB 25 CHEVES, H 45% AUS/55% WA	
AUSTIN CO PREC2		29,420	20,760	PERMIT #883310	
No 2021 Hist				.006955 Royalty Interest Category: G1 Railroad #: 297348	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,820	0	20,760		
FM RD	2,820	0	20,760		
SPEC RD/BRIDGE	2,820	0	20,760		
BRENHAM ISD	2,820	0	20,760		
AUSTIN CO PREC2	2,820	0	20,760		

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	170	80	Lease: 600777 Type: REAL Owner #: 508927
FM RD	170	80	Legal: JUTLAND UNIT W#1H
SPEC RD/BRIDGE	170	80	VERDUN OIL & GAS LLC
BRENNHAM ISD	170	80	AB 25 CHEVES H 3% AUSTIN
AUSTIN CO PREC2	170	80	RRC 298089 97% WASH
No 2021 Hist			.000477 Royalty Interest Category: G1 Railroad #: 298089
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	80
FM RD	20	0	80
SPEC RD/BRIDGE	20	0	80
BRENNHAM ISD	20	0	80
AUSTIN CO PREC2	20	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,670	1,320	Lease: 600780 Type: REAL Owner #: 508927
FM RD	1,670	1,320	Legal: VIMY RIDGE UNIT W#1H
SPEC RD/BRIDGE	1,670	1,320	VERDUN OIL & GAS LLC
BELLVILLE ISD G	110	90	AB 25 CHEVES H 92% AUS
BRENNHAM ISD	1,570	1,230	RRC 298122 8% WAS
BELLVILLE HOSP G	110	90	
AUSTIN CO PREC2	1,670	1,320	.000358 Royalty Interest Category: G1 Railroad #: 298122
Deductions: (G)=LESS THAN \$500 MIN INT No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,670	0	1,320
FM RD	1,670	0	1,320
SPEC RD/BRIDGE	1,670	0	1,320
BELLVILLE ISD	0	90	0
BRENNHAM ISD	1,570	0	1,230
BELLVILLE HOSP	0	90	0
AUSTIN CO PREC2	1,670	0	1,320

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,510	0	22,160		
FM RD	4,510	0	22,160		
SPEC RD/BRIDGE	4,510	0	22,160		
BRENNHAM ISD	4,410	0	22,070		
AUSTIN CO PREC2	4,510	0	22,160		
BELLVILLE ISD	0	90	0		
BELLVILLE HOSP	0	90	0		