

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

ROJAS SERGIO FRANCISCO
12208 FM 389
BURTON TX 77835



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:	509000 1021
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		13,500	9,530	Lease: 600776 Type: REAL Owner #: 509000		
FM RD		13,500	9,530	Legal: YPRES UNIT W#1H		
SPEC RD/BRIDGE		13,500	9,530	VERDUN OIL & GAS		
BRENHAM ISD		13,500	9,530	AB 25 CHEVES, H 45% AUS/55% WA		
AUSTIN CO PREC2		13,500	9,530	PERMIT #883310		
				.003192 Royalty Interest		
				Category: G1		
				Railroad #: 297348		
No 2021 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	1,300	0	9,530			
FM RD	1,300	0	9,530			
SPEC RD/BRIDGE	1,300	0	9,530			
BRENHAM ISD	1,300	0	9,530			
AUSTIN CO PREC2	1,300	0	9,530			

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		1,630	1,280	Lease: 600780	Type: REAL Owner #: 509000
FM RD		1,630	1,280	Legal: VIMY RIDGE UNIT W#1H	
SPEC RD/BRIDGE		1,630	1,280	VERDUN OIL & GAS LLC	
BELLVILLE ISD	G	110	80	AB 25 CHEVES H	92% AUS
BRENHAM ISD		1,530	1,200	RRC 298122	8% WAS
BELLVILLE HOSP	G	110	80		
AUSTIN CO PREC2		1,630	1,280	.000349 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	1,630	0	1,280		
FM RD	1,630	0	1,280		
SPEC RD/BRIDGE	1,630	0	1,280		
BELLVILLE ISD	0	80	0		
BRENHAM ISD	1,530	0	1,200		
BELLVILLE HOSP	0	80	0		
AUSTIN CO PREC2	1,630	0	1,280		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,930	0	10,810		
FM RD	2,930	0	10,810		
SPEC RD/BRIDGE	2,930	0	10,810		
BRENHAM ISD	2,830	0	10,730		
AUSTIN CO PREC2	2,930	0	10,810		
BELLVILLE ISD	0	80	0		
BELLVILLE HOSP	0	80	0		