

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

ASCHENBECK RYAN
203 S JACKSON
BRENHAM TX 77833



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: 509312 35

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 930	111,600	Lease: 600758 Type: REAL Owner #: 509312
FM RD	C 930	111,600	Legal: SAINT-MIHIEL W#1H
SPEC RD/BRIDGE	C 930	111,600	VERDUN OIL & GAS LLC
BELLVILLE ISD	C 930	111,600	AB 96 SUTHERLAND W
BELLVILLE HOSP	C 930	111,600	RRC 289148
AUSTIN CO PREC2	C 930	111,600	
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		.019400 Royalty Interest Category: G1 Railroad #: 289148
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	930	110,480	1,120
FM RD	930	110,480	1,120
SPEC RD/BRIDGE	930	110,480	1,120
BELLVILLE ISD	930	110,480	1,120
BELLVILLE HOSP	930	110,480	1,120
AUSTIN CO PREC2	930	110,480	1,120

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	C 680 C 680 C 680 C 680 C 680	7,580 7,580 7,580 7,580 7,580	Lease: 600768 Type: REAL Owner #: 509312 Legal: PASSCHENDAELE W#1H VERDUN OIL & GAS LLC AB 94 SHEPHERD FAY75% AUS25% DP 872718 RTCISD 55% FISD 20% .003073 Royalty Interest Category: G1 Railroad #: 297014
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP	680 680 680 680 680	6,760 6,760 6,760 6,760 6,760	820 820 820 820 820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2	C 71,970 C 71,970 C 71,970 C 71,970 C 71,970 C 71,970	101,740 101,740 101,740 101,740 101,740 101,740	Lease: 600770 Type: REAL Owner #: 509312 Legal: SAINT-MIHIEL W#2H VERDUN OIL & GAS AB 96 SUTHERLAND, W RRC #296092 .019400 Royalty Interest Category: G1 Railroad #: 296092
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2	71,970 71,970 71,970 71,970 71,970 71,970	15,380 15,380 15,380 15,380 15,380 15,380	86,360 86,360 86,360 86,360 86,360 86,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP	C 3,310 C 3,310 C 3,310 C 3,310 C 3,310	6,880 6,880 6,880 6,880 6,880	Lease: 600774 Type: REAL Owner #: 509312 Legal: PASSCHENDAELE W#2H VERDUN OIL & GAS LLC AB 96 SUTHERLAND W AUS 25% FAY 75% BELL 25% R-T 55% FY20% .003073 Royalty Interest Category: G1 Railroad #: 296095
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP	3,310 3,310 3,310 3,310 3,310	2,910 2,910 2,910 2,910 2,910	3,970 3,970 3,970 3,970 3,970

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY FM RD SPEC RD/BRIDGE BELLVILLE ISD BELLVILLE HOSP AUSTIN CO PREC2	76,890 76,890 76,890 76,890 76,890 72,900	135,530 135,530 135,530 135,530 135,530 125,860	92,270 92,270 92,270 92,270 92,270 87,480		