

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

LEE CENTRAL APPRAISAL DISTRICT
898 E RICHMOND ST SUITE 100
GIDDINGS TX 78942-4252

832-243-9600

NOACK CLARENCE H ETUX
2482 COUNTY ROAD 205
GIDDINGS TX 78942-4629



APPRAISAL YEAR 2023
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/16/2023 AT: 9:00 AM
LEE CENTRAL APPRAISAL DISTRICT
898 E. RICHMOND ST., SUITE 100
GIDDINGS, TEXAS 78942-4252
FOR QUESTIONS CONCERNING VALUE
CALL PRITCHARD & ABBOTT, INC.
AT 832-243-9600
Protest Deadline: 5-24-2023
ARB Hearing: 6-16-2023
Owner: 98955 2810
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 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,680 1,680 1,680	6,550 6,550 6,550	Lease: 19411 Type: REAL Owner #: 98955 Legal: NOACK "A" TRIVISTA OPERATING AB 284 SNEED J H RRC #19411 .125000 Royalty Interest Category: G1 Railroad #: 19411
HB1984: The Appraised value of \$6,550 in 2023 as compared to \$540 in 2018 is a 1112.96% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,680 1,680 1,680	0 0 0	6,550 6,550 6,550

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.
Sincerely,

Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	670 670 670	1,940 1,940 1,940	Lease: 19578 Type: REAL Owner #: 98955 Legal: NOACK -1- TRIVISTA OPERATING AB 242 MCDONALD A J RRC #19578 .109134 Royalty Interest Category: G1 Railroad #: 19578 HB1984: The Appraised value of \$1,940 in 2023 as compared to \$760 in 2018 is a 155.26% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	670 670 670	0 0 0	1,940 1,940 1,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,210 1,210 1,210	3,410 3,410 3,410	Lease: 20483 Type: REAL Owner #: 98955 Legal: JANIS #1 TRIVISTA OPERATING AB 242 MCDONALD A J RRC #20483 .121185 Royalty Interest Category: G1 Railroad #: 20483 HB1984: The Appraised value of \$3,410 in 2023 as compared to \$960 in 2018 is a 255.21% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,210 1,210 1,210	0 0 0	3,410 3,410 3,410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,640 1,640 1,640	4,480 4,480 4,480	Lease: 22672 Type: REAL Owner #: 98955 Legal: NOACK "B" TRIVISTA OPERATING AB 284 SNEED J H RRC #22672 .125000 Royalty Interest Category: G1 Railroad #: 22672 HB1984: The Appraised value of \$4,480 in 2023 as compared to \$2,390 in 2018 is a 87.45% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,640 1,640 1,640	0 0 0	4,480 4,480 4,480

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,200 5,200 5,200	0 0 0	16,380 16,380 16,380		