

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

ZIRKLE DON N
3681 COUNTY ROAD 245
FLORENCE TX 76527-4739



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:	94097 4196
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	60	350	Lease: 19494 Type: REAL Owner #: 94097
ROAD & BRIDGE	60	350	Legal: KASPER 1
GIDDINGS ISD	60	350	TRIVISTA OPERATING AB 21 WADLINGTON J RRC #19494
HB1984: The Appraised value of \$350 in 2023 as compared to \$120 in 2018 is a 191.67% increase.			.023334 Override Royalty Category: G1 Railroad #: 19494
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	60	0	350
ROAD & BRIDGE	60	0	350
GIDDINGS ISD	60	0	350

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	890 890 890	950 950 950	Lease: 19589 Type: REAL Owner #: 94097 Legal: WACHSMANN TRIVISTA OPERATING AB 340 WOODS S RRC #19589 .029583 Override Royalty Category: G1 Railroad #: 19589 HB1984: The Appraised value of \$950 in 2023 as compared to \$1,370 in 2018 is a 30.66% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	890 890 890	0 0 0	950 950 950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	350 350 350	660 660 660	Lease: 19692 Type: REAL Owner #: 94097 Legal: KASPER -A- #3 TRIVISTA OPERATING AB 291 SMITH A RRC #19692 .040000 Override Royalty Category: G1 Railroad #: 19692 HB1984: The Appraised value of \$660 in 2023 as compared to \$1,110 in 2018 is a 40.54% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	350 350 350	0 0 0	660 660 660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	1,150 1,150 1,150	Lease: 20314 Type: REAL Owner #: 94097 Legal: KASPER 1 TRIVISTA OPERATING AB 291 SMITH A RRC #20314 .030000 Override Royalty Category: G1 Railroad #: 20314 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	0 0 0	1,150 1,150 1,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,110 2,110 2,110	3,000 3,000 3,000	Lease: 21088 Type: REAL Owner #: 94097 Legal: KASPER MILTON #1 TRIVISTA OPERATING AB 291 SMITH A RRC #21088 .040000 Royalty Interest Category: G1 Railroad #: 21088 HB1984: The Appraised value of \$3,000 in 2023 as compared to \$270 in 2018 is a 1011.11% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,110 2,110 2,110	0 0 0	3,000 3,000 3,000

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	3,650	0	6,110		
ROAD & BRIDGE	3,650	0	6,110		
GIDDINGS ISD	3,650	0	6,110		

