

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

CLARK JANIS
943 W WOODLAWN AVE
SAN ANTONIO TX 78201-5726



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: 96304 676
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	290	310	Lease: 19589 Type: REAL Owner #: 96304
ROAD & BRIDGE	290	310	Legal: WACHSMANN
GIDDINGS ISD	290	310	TRIVISTA OPERATING AB 340 WOODS S RRC #19589 .009584 Override Royalty Category: G1 Railroad #: 19589
HB1984: The Appraised value of \$310 in 2023 as compared to \$450 in 2018 is a 31.11% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	290	0	310
ROAD & BRIDGE	290	0	310
GIDDINGS ISD	290	0	310

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	60 60 60	110 110 110	Lease: 19692 Type: REAL Owner #: 96304 Legal: KASPER -A- #3 TRIVISTA OPERATING AB 291 SMITH A RRC #19692 .006700 Override Royalty Category: G1 Railroad #: 19692 HB1984: The Appraised value of \$110 in 2023 as compared to \$190 in 2018 is a 42.11% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	110 110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		680 680 680	Lease: 19935 Type: REAL Owner #: 96304 Legal: WEISE TEXAS A E W1&2 TRIVISTA OPERATING AB 140 GIBSON W RRC #19935 .010000 Override Royalty Category: G1 Railroad #: 19935 HB1984: The Appraised value of \$680 in 2023 as compared to \$210 in 2018 is a 223.81% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	680 680 680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	380 380 380	Lease: 20483 Type: REAL Owner #: 96304 Legal: JANIS #1 TRIVISTA OPERATING AB 242 MCDONALD A J RRC #20483 .013604 Override Royalty Category: G1 Railroad #: 20483 HB1984: The Appraised value of \$380 in 2023 as compared to \$110 in 2018 is a 245.45% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	0 0 0	380 380 380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		160 160 160	Lease: 20920 Type: REAL Owner #: 96304 Legal: KURIO TRIVISTA OPERATING AB 284 SNEED J H RRC #20920 .015000 Override Royalty Category: G1 Railroad #: 20920 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	160 160 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	880 880 880	1,250 1,250 1,250	Lease: 21088 Type: REAL Owner #: 96304 Legal: KASPER MILTON #1 TRIVISTA OPERATING AB 291 SMITH A RRC #21088 .016667 Royalty Interest Category: G1 Railroad #: 21088 HB1984: The Appraised value of \$1,250 in 2023 as compared to \$110 in 2018 is a 1036.36% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	880	0	1,250
ROAD & BRIDGE	880	0	1,250
GIDDINGS ISD	880	0	1,250

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	1,370	0	2,890		
ROAD & BRIDGE	1,370	0	2,890		
GIDDINGS ISD	1,370	0	2,890		

