

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

info@leecad.net

GRUETZNER JAMES MARK
23605 STUEBNER DR
TOMBALL TX 77375-5072



APPRAISAL YEAR 2024	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	6/17/2024 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:	5-24-2024
ARB Hearing:	6-17-2024
Owner:	108666 1423
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 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	40	50	Lease: 21075	Type: REAL Owner #: 108666
ROAD & BRIDGE	C	40	50	Legal: SIMPSON	
GIDDINGS ISD	C	40	50	MAGNOLIA OIL & GAS	
GIDDINGS CITY	G C	40	50	AB 267 REID S H	
				RRC #21075	
				.000048 Royalty Interest	
				Category: G1	
				Railroad #: 21075	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$50 in 2024 as compared to \$40 in 2019 is a 25.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		40	2	48	
ROAD & BRIDGE		40	2	48	
GIDDINGS ISD		40	2	48	
GIDDINGS CITY		0	50	0	

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,

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,870 5,870 5,870	6,410 6,410 6,410	Lease: 720157 Type: REAL Owner #: 108666 Legal: EIGHT BALL UNIT 2H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26986 10516 .001650 Royalty Interest Category: G1 Railroad #: 26986 HB1984: The Appraised value of \$6,410 in 2024 as compared to \$1,950 in 2019 is a 228.72% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,870 5,870 5,870	0 0 0	6,410 6,410 6,410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C	750 750 750	1,310 1,310 1,310	Lease: 720167 Type: REAL Owner #: 108666 Legal: EIGHT BALL UNIT W3TH CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26395 DP 766711 .001650 Royalty Interest Category: G1 Railroad #: 26395 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,310 in 2024 as compared to \$630 in 2019 is a 107.94% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	750 750 750	410 410 410	900 900 900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	42,800 42,800 42,800	40,560 40,560 40,560	Lease: 720180 Type: REAL Owner #: 108666 Legal: MCCOWAN UNIT W#1H-2H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26661 .012869 Royalty Interest Category: G1 Railroad #: 26661 HB1984: The Appraised value of \$40,560 in 2024 as compared to \$26,250 in 2019 is a 54.51% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	42,800 42,800 42,800	0 0 0	40,560 40,560 40,560

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	49,460 49,460 49,460 0	412 412 412 50	47,918 47,918 47,918 0		