

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

BEISERT OSCAR DEAN
12232 ANDERSON RD
WILLIS TX 77318-5506



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: 200972 285
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		570	520	Lease: 16728 Type: REAL Owner #: 200972	
ROAD & BRIDGE		570	520	Legal: MOZELLE	
GIDDINGS ISD		570	520	U S OPERATING INC AB 207 MANCHA J F RRC #16728	
				.003393 Royalty Interest Category: G1 Railroad #: 16728	
HB1984: The Appraised value of \$520 in 2024 as compared to \$630 in 2019 is a 17.46% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	570	0	520		
ROAD & BRIDGE	570	0	520		
GIDDINGS ISD	570	0	520		

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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	70	460	Lease: 17468	Type: REAL Owner #: 200972
ROAD & BRIDGE	C	70	460	Legal: MAXYE #1-RE	
GIDDINGS ISD	C	70	460	U S OPERATING INC	
				AB 207 MANCHA J F & 189 LAWRE	
				RRC #17468	
				.002919 Royalty Interest	
				Category: G1	
				Railroad #: 17468	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$460 in 2024 as compared to \$300 in 2019 is a 53.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	70	376	84		
ROAD & BRIDGE	70	376	84		
GIDDINGS ISD	70	376	84		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		2,370	1,860	Lease: 23160	Type: REAL Owner #: 200972
ROAD & BRIDGE		2,370	1,860	Legal: MABEL UNIT	
DIME BOX ISD		780	610	U S OPERATING INC	
GIDDINGS ISD		1,590	1,250	AB 296 SHELBOURN J A & 207 MA	
				RRC #23160	
				.003182 Royalty Interest	
				Category: G1	
				Railroad #: 23160	
HB1984: The Appraised value of \$1,860 in 2024 as compared to \$2,610 in 2019 is a 28.74% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	2,370	0	1,860		
ROAD & BRIDGE	2,370	0	1,860		
DIME BOX ISD	780	0	610		
GIDDINGS ISD	1,590	0	1,250		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	3,010	376	2,464		
ROAD & BRIDGE	3,010	376	2,464		
GIDDINGS ISD	2,230	376	1,854		
DIME BOX ISD	780	0	610		