

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

ETHRIDGE BERTHA MARIE
4106 WINDFREE DR
COLLEGE STATION TX 77845-9316



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: 201219 1087

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 ROAD & BRIDGE GIDDINGS ISD	2,420 2,420 2,420	2,640 2,640 2,640	Lease: 720157 Type: REAL Owner #: 201219 Legal: EIGHT BALL UNIT 2H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26986 10516 .000680 Royalty Interest Category: G1 Railroad #: 26986
HB1984: The Appraised value of \$2,640 in 2024 as compared to \$810 in 2019 is a 225.93% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,420 2,420 2,420	0 0 0	2,640 2,640 2,640

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	310	540	Lease: 720167	Type: REAL Owner #: 201219
ROAD & BRIDGE	C	310	540	Legal: EIGHT BALL UNIT W3TH	
GIDDINGS ISD	C	310	540	CRESCENT PASS ENERGY	
				AB 14 KUYKENDALL A	
				RRC 26395 DP 766711	
				.000680 Royalty Interest	
				Category: G1	
				Railroad #: 26395	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$540 in 2024 as compared to \$260 in 2019 is a 107.69% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	310	168	372		
ROAD & BRIDGE	310	168	372		
GIDDINGS ISD	310	168	372		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		250	240	Lease: 720180	Type: REAL Owner #: 201219
ROAD & BRIDGE		250	240	Legal: MCCOWAN UNIT W#1H-2H	
GIDDINGS ISD		250	240	CRESCENT PASS ENERGY	
				AB 14 KUYKENDALL A	
				RRC 26661	
				.000076 Royalty Interest	
				Category: G1	
				Railroad #: 26661	
HB1984: The Appraised value of \$240 in 2024 as compared to \$160 in 2019 is a 50.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	250	0	240		
ROAD & BRIDGE	250	0	240		
GIDDINGS ISD	250	0	240		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,980	168	3,252		
ROAD & BRIDGE	2,980	168	3,252		
GIDDINGS ISD	2,980	168	3,252		