

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

BIGON KATHLEEN RUTH KURIO
2439 COUNTY ROAD 213
GIDDINGS TX 78942



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: 201279 349

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	130	160	Lease: 21967	Type: REAL	Owner #: 201279
ROAD & BRIDGE	C	130	160	Legal: WEISER-COOK UNIT		
GIDDINGS ISD	C	130	160	MAGNOLIA OIL & GAS		
				AB 284 SNEED J H		
				RRC #21967		
				.002569 Royalty Interest		
				Category: G1		
				Railroad #: 21967		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$160 in 2024 as compared to \$130 in 2019 is a 23.08% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		130	4	156		
ROAD & BRIDGE		130	4	156		
GIDDINGS ISD		130	4	156		

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	C	10	60	Lease: 22557	Type: REAL Owner #: 201279
ROAD & BRIDGE	C	10	60	Legal: WEISER	
GIDDINGS ISD	C	10	60	MAGNOLIA OIL & GAS	
				AB 293 SCOTT S T	
				RRC 274403 22557	
				.000517 Royalty Interest	
				Category: G1	
				Railroad #: 274403	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$60 in 2024 as compared to \$80 in 2019 is a 25.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	10	48	12		
ROAD & BRIDGE	10	48	12		
GIDDINGS ISD	10	48	12		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		5,150	5,090	Lease: 22573	Type: REAL Owner #: 201279
ROAD & BRIDGE		5,150	5,090	Legal: STEGLICH ELSIE UNIT	
GIDDINGS ISD		5,150	5,090	MAGNOLIA OIL & GAS	
				AB 284 SNEED J H	
				RRC #22573	
				.012963 Royalty Interest	
				Category: G1	
				Railroad #: 22573	
HB1984: The Appraised value of \$5,090 in 2024 as compared to \$5,590 in 2019 is a 8.94% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	5,150	0	5,090		
ROAD & BRIDGE	5,150	0	5,090		
GIDDINGS ISD	5,150	0	5,090		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	5,290	52	5,258		
ROAD & BRIDGE	5,290	52	5,258		
GIDDINGS ISD	5,290	52	5,258		