

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

BIAR PATRICIA K
10B W SHADY LN
HOUSTON TX 77063



APPAISAL 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: 201309 338

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPAISAL 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	5,450	6,690	Lease: 720164	Type: REAL	Owner #: 201309
ROAD & BRIDGE	C	5,450	6,690	Legal: TRAPPER UNIT 9A		
GIDDINGS ISD	C	5,450	6,690	MAGNOLIA OIL & GAS		
				AB 284 SNEED J H		
				RRC 26375 DP 745939		
				.007131 Royalty Interest		
				Category: G1		
				Railroad #: 26375		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$6,690 in 2024 as compared to \$8,060 in 2019 is a 17.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		5,450	150	6,540		
ROAD & BRIDGE		5,450	150	6,540		
GIDDINGS ISD		5,450	150	6,540		

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	31,320	54,570	Lease: 720178	Type: REAL Owner #: 201309
ROAD & BRIDGE	C	31,320	54,570	Legal: KISSMAN UNIT W#1H-3H	
GIDDINGS ISD	C	31,320	54,570	CRESCENT PASS ENERGY	
				AB 16 PRICE J	
				RRC 26668	
				.009357 Royalty Interest	
				Category: G1	
				Railroad #: 26668	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$54,570 in 2024 as compared to \$43,710 in 2019 is a 24.85% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	31,320	16,986	37,584		
ROAD & BRIDGE	31,320	16,986	37,584		
GIDDINGS ISD	31,320	16,986	37,584		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		37,580	32,140	Lease: 720218	Type: REAL Owner #: 201309
ROAD & BRIDGE		37,580	32,140	Legal: JAEGER UNIT 1H & 2H	
GIDDINGS ISD		37,580	32,140	CRESCENT PASS ENERGY	
				AB 35 BROWN J	
				RRC 26557	
				.007498 Royalty Interest	
				Category: G1	
				Railroad #: 26557	
HB1984: The Appraised value of \$32,140 in 2024 as compared to \$52,480 in 2019 is a 38.76% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	37,580	0	32,140		
ROAD & BRIDGE	37,580	0	32,140		
GIDDINGS ISD	37,580	0	32,140		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	74,350	17,136	76,264		
ROAD & BRIDGE	74,350	17,136	76,264		
GIDDINGS ISD	74,350	17,136	76,264		