

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

BIEBAS ROBERT  
706 W CUSTERS CREEK BND  
PFLUGERVILLE TX 78660-4739



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: 201406 342  
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	28,220	37,770	Lease: 720168 Type: REAL Owner #: 201406
ROAD & BRIDGE	C	28,220	37,770	Legal: FASKE BIRNBAUM W#2HR
GIDDINGS ISD	C	28,220	37,770	CRESCENT PASS ENERGY AB 185 KUYKENDALL A RRC 26306 2014 SUPPLEMENT  .006957 Royalty Interest Category: G1 Railroad #: 26306
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$37,770 in 2024 as compared to \$18,030 in 2019 is a 109.48% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	28,220	3,906	33,864	
ROAD & BRIDGE	28,220	3,906	33,864	
GIDDINGS ISD	28,220	3,906	33,864	

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

SEC 25.19

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857

OWNER #:

201406

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,550	6,390	Lease: 720169	Type: REAL	Owner #: 201406
ROAD & BRIDGE	C	2,550	6,390	Legal: BIRNBAUM UNIT W#1H		
GIDDINGS ISD	C	2,550	6,390	CRESCENT PASS ENERGY		
				AB 185 KUYKENDALL B		
				RRC 26526 DP 766734		
				.006958 Royalty Interest		
				Category: G1		
				Railroad #: 26526		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$6,390 in 2024 as compared to \$6,060 in 2019 is a 5.45% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	2,550	3,330	3,060			
ROAD & BRIDGE	2,550	3,330	3,060			
GIDDINGS ISD	2,550	3,330	3,060			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		17,310	19,000	Lease: 720226      Type: REAL      Owner #: 201406		
		17,310	19,000	Legal: WHIRLAWAY UNIT 1H		
		17,310	19,000	CRESCENT PASS ENERGY		
				AB 16 PRICE J		
				RRC 27478 DP 840885		
				.009157 Royalty Interest		
				Category:      G1		
				Railroad #:                27478		
HB1984: The Appraised value of \$19,000 in 2024 as compared to \$26,800 in 2019 is a 29.10% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	17,310	0	19,000			
ROAD & BRIDGE	17,310	0	19,000			
GIDDINGS ISD	17,310	0	19,000			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	48,080	7,236	55,924		
ROAD & BRIDGE	48,080	7,236	55,924		
GIDDINGS ISD	48,080	7,236	55,924		