

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

BIRNBAUM ALLEN G  
3953 FM 2440  
GIDDINGS TX 78942-6411



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: 201408 358

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	74,220	99,340	Lease: 720168 Type: REAL Owner #: 201408 Legal: FASKE BIRNBAUM W#2HR CRESCENT PASS ENERGY AB 185 KUYKENDALL A RRC 26306 2014 SUPPLEMENT  .018296 Royalty Interest Category: G1 Railroad #: 26306
ROAD & BRIDGE	C	74,220	99,340	
GIDDINGS ISD	C	74,220	99,340	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$99,340 in 2024 as compared to \$47,420 in 2019 is a 109.49% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	74,220	10,276	89,064	
ROAD & BRIDGE	74,220	10,276	89,064	
GIDDINGS ISD	74,220	10,276	89,064	

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	6,690	16,810	Lease: 720169	Type: REAL Owner #: 201408
ROAD & BRIDGE	C	6,690	16,810	Legal: BIRNBAUM UNIT W#1H	
GIDDINGS ISD	C	6,690	16,810	CRESCENT PASS ENERGY	
				AB 185 KUYKENDALL B	
				RRC 26526 DP 766734	
				.018297 Royalty Interest	
				Category: G1	
				Railroad #: 26526	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$16,810 in 2024 as compared to \$15,930 in 2019 is a 5.52% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	6,690	8,782	8,028		
ROAD & BRIDGE	6,690	8,782	8,028		
GIDDINGS ISD	6,690	8,782	8,028		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	80,910	19,058	97,092		
ROAD & BRIDGE	80,910	19,058	97,092		
GIDDINGS ISD	80,910	19,058	97,092		