

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

KNOBLOCH KELLY
3100 CREEKSIDE DR
BRENHAM TX 77833



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: 201416 2066

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	11,970	16,030	Lease: 720168	Type: REAL Owner #: 201416
ROAD & BRIDGE	C	11,970	16,030	Legal: FASKE BIRNBAUM W#2HR	
GIDDINGS ISD	C	11,970	16,030	CRESCENT PASS ENERGY	
				AB 185 KUYKENDALL A	
				RRC 26306 2014 SUPPLEMENT	
				.002952 Royalty Interest	
				Category: G1	
				Railroad #: 26306	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$16,030 in 2024 as compared to \$7,650 in 2019 is a 109.54% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		11,970	1,666	14,364	
ROAD & BRIDGE		11,970	1,666	14,364	
GIDDINGS ISD		11,970	1,666	14,364	

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	1,080	2,710	Lease: 720169	Type: REAL Owner #: 201416
ROAD & BRIDGE	C	1,080	2,710	Legal: BIRNBAUM UNIT W#1H	
GIDDINGS ISD	C	1,080	2,710	CRESCENT PASS ENERGY	
				AB 185 KUYKENDALL B	
				RRC 26526 DP 766734	
				.002952 Royalty Interest	
				Category: G1	
				Railroad #: 26526	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,710 in 2024 as compared to \$2,570 in 2019 is a 5.45% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,080	1,414	1,296		
ROAD & BRIDGE	1,080	1,414	1,296		
GIDDINGS ISD	1,080	1,414	1,296		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		7,780	8,540	Lease: 720226	Type: REAL Owner #: 201416
ROAD & BRIDGE		7,780	8,540	Legal: WHIRLAWAY UNIT 1H	
GIDDINGS ISD		7,780	8,540	CRESCENT PASS ENERGY	
				AB 16 PRICE J	
				RRC 27478 DP 840885	
				.004116 Royalty Interest	
				Category: G1	
				Railroad #: 27478	
HB1984: The Appraised value of \$8,540 in 2024 as compared to \$12,050 in 2019 is a 29.13% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	7,780	0	8,540		
ROAD & BRIDGE	7,780	0	8,540		
GIDDINGS ISD	7,780	0	8,540		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	20,830	3,080	24,200		
ROAD & BRIDGE	20,830	3,080	24,200		
GIDDINGS ISD	20,830	3,080	24,200		