

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

KNIPPA RUDY&JEANETTE LIV TRUST
%JEANETTE KNIPPA TRUSTEE
3271 FM 1624
LINCOLN TX 78948-6576

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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: 201753 2060

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	1,320	2,470	Lease: 720182 Type: REAL Owner #: 201753
ROAD & BRIDGE	C	1,320	2,470	Legal: SCHIMANK UNIT
GIDDINGS ISD	C	300	570	CRESCENT PASS ENERGY
LEXINGTON ISD	C	1,020	1,910	AB 12 KINNEY T RRC 26666 DP 779422
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.003697 Royalty Interest
HB1984: The Appraised value of \$2,470 in 2024 as compared to \$2,530 in 2019 is a 2.37% decrease.				Category: G1
Taxing Units				Railroad #: 26666
		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY		1,320	886	1,584
ROAD & BRIDGE		1,320	886	1,584
GIDDINGS ISD		300	210	360
LEXINGTON ISD		1,020	686	1,224

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	98,620	145,570	Lease: 720183	Type: REAL	Owner #: 201753
ROAD & BRIDGE	C	98,620	145,570	Legal: STEAHR UNIT W#1H-2H		
GIDDINGS ISD	C	98,620	145,570	CRESCENT PASS ENERGY		
				AB 16 PRICE J		
				RRC 26662		
				.027280 Royalty Interest		
				Category: G1		
				Railroad #: 26662		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$145,570 in 2024 as compared to \$85,070 in 2019 is a 71.12% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	98,620	27,226	118,344			
ROAD & BRIDGE	98,620	27,226	118,344			
GIDDINGS ISD	98,620	27,226	118,344			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,340	4,250	Lease: 720224	Type: REAL	Owner #: 201753
ROAD & BRIDGE	C	3,340	4,250	Legal: CITATION UNIT 1H		
GIDDINGS ISD	C	3,340	4,250	CRESCENT PASS ENERGY		
				AB 16 PRICE J		
				RRC 27476 DP 838029		
				.000877 Royalty Interest		
				Category: G1		
				Railroad #: 27476		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$4,250 in 2024 as compared to \$4,230 in 2019 is a .47% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,340	242	4,008		
ROAD & BRIDGE		3,340	242	4,008		
GIDDINGS ISD		3,340	242	4,008		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		9,000	9,480	Lease: 720230 Type: REAL Owner #: 201753		
ROAD & BRIDGE		9,000	9,480	Legal: WAR ADMIRAL UNIT 1H		
GIDDINGS ISD		9,000	9,480	CRESCENT PASS ENERGY		
				AB 16 PRICE J		
				RRC 27515 DP 842092		
				.004592 Royalty Interest		
				Category: G1		
				Railroad #: 27515		
HB1984: The Appraised value of \$9,480 in 2024 as compared to \$13,400 in 2019 is a 29.25% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	9,000	0	9,480			
ROAD & BRIDGE	9,000	0	9,480			
GIDDINGS ISD	9,000	0	9,480			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY	C	340	550	Lease: 720236 Type: REAL Owner #: 201753
ROAD & BRIDGE	C	340	550	Legal: SEATTLE SLEW UNIT
GIDDINGS ISD	C	340	550	CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27654 DP 843832 .000210 Royalty Interest Category: G1 Railroad #: 27654
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$550 in 2024 as compared to \$680 in 2019 is a 19.12% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	340	142	408	
ROAD & BRIDGE	340	142	408	
GIDDINGS ISD	340	142	408	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	112,620	28,496	133,824		
ROAD & BRIDGE	112,620	28,496	133,824		
GIDDINGS ISD	111,600	27,820	132,600		
LEXINGTON ISD	1,020	686	1,224		

