

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

BLAIR CELINA J
9327 WINDING BLOOM
SCHERTZ TX 78154-4035



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: 202297 378

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		30	80	Lease: 11747	Type: REAL Owner #: 202297
ROAD & BRIDGE	C		30	80	Legal: FOX UNIT	
GIDDINGS ISD	G C		30	80	MAGNOLIA OIL & GAS	
GIDDINGS CITY	G C		30	80	AB 32 BARKER J	
					RRC #11747	
					.000162 Royalty Interest	
					Category: G1	
					Railroad #: 11747	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$80 in 2024 as compared to \$60 in 2019 is a 33.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	44	36		
ROAD & BRIDGE		30	44	36		
GIDDINGS ISD		0	80	0		
GIDDINGS CITY		0	80	0		

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	50	860	Lease: 11953	Type: REAL Owner #: 202297
ROAD & BRIDGE	C	50	860	Legal: AVERILLE	
DIME BOX ISD	C	50	860	DALLAS PETRO GROUP	
				AB 149 HINDS T S	
				RRC #11953	
				.005209 Royalty Interest	
				Category: G1	
				Railroad #: 11953	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$860 in 2024 as compared to \$600 in 2019 is a 43.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	50	800	60		
ROAD & BRIDGE	50	800	60		
DIME BOX ISD	50	800	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		2,090	1,260	Lease: 20614	Type: REAL Owner #: 202297
ROAD & BRIDGE		2,090	1,260	Legal: SCHULTZ CHARLES 3RE & 5	
DIME BOX ISD		1,440	870	MAGNOLIA OIL & GAS	
GIDDINGS ISD	G	650	390	AB 149 HINDS T S	
				RRC #20614	
				.002234 Royalty Interest	
				Category: G1	
				Railroad #: 20614	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$1,260 in 2024 as compared to \$1,710 in 2019 is a 26.32% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	2,090	0	1,260		
ROAD & BRIDGE	2,090	0	1,260		
DIME BOX ISD	1,440	0	870		
GIDDINGS ISD	0	390	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,170	844	1,356		
ROAD & BRIDGE	2,170	844	1,356		
GIDDINGS ISD	0	470	0		
GIDDINGS CITY	0	80	0		
DIME BOX ISD	1,490	800	930		