

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

BEISERT DEBORAH
4312 N HWY 77
GIDDINGS TX 78942



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:	202462 280
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	4,130	7,200	Lease: 720178	Type: REAL	Owner #: 202462
ROAD & BRIDGE	C	4,130	7,200	Legal: KISSMAN UNIT W#1H-3H		
GIDDINGS ISD	C	4,130	7,200	CRESCENT PASS ENERGY		
				AB 16 PRICE J		
				RRC 26668		
				.001235 Royalty Interest		
				Category: G1		
				Railroad #: 26668		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		4,130	2,244	4,956		
ROAD & BRIDGE		4,130	2,244	4,956		
GIDDINGS ISD		4,130	2,244	4,956		

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	500	740	Lease: 720183 Type: REAL Owner #: 202462		
ROAD & BRIDGE	C	500	740	Legal: STEAHR UNIT W#1H-2H		
GIDDINGS ISD	C	500	740	CRESCENT PASS ENERGY		
				AB 16 PRICE J		
				RRC 26662		
				.000139 Royalty Interest		
				Category: G1		
				Railroad #: 26662		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$740 in 2024 as compared to \$430 in 2019 is a 72.09% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		500	140	600		
ROAD & BRIDGE		500	140	600		
GIDDINGS ISD		500	140	600		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		11,380	12,000	Lease: 720230 Type: REAL Owner #: 202462		
ROAD & BRIDGE		11,380	12,000	Legal: WAR ADMIRAL UNIT 1H		
GIDDINGS ISD		11,380	12,000	CRESCENT PASS ENERGY		
				AB 16 PRICE J		
				RRC 27515 DP 842092		
				.005811 Royalty Interest		
				Category: G1		
				Railroad #: 27515		
HB1984: The Appraised value of \$12,000 in 2024 as compared to \$16,960 in 2019 is a 29.25% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	11,380	0	12,000			
ROAD & BRIDGE	11,380	0	12,000			
GIDDINGS ISD	11,380	0	12,000			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	240	730	Lease: 720234 Type: REAL Owner #: 202462		
ROAD & BRIDGE	C	240	730	Legal: GALLANT FOX UNIT		
GIDDINGS ISD	C	240	730	CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27567 DP 843563		
				.000245 Royalty Interest Category: G1 Railroad #: 27567		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$730 in 2024 as compared to \$480 in 2019 is a 52.08% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		240	442	288		
ROAD & BRIDGE		240	442	288		
GIDDINGS ISD		240	442	288		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	16,250	2,826	17,844		
ROAD & BRIDGE	16,250	2,826	17,844		
GIDDINGS ISD	16,250	2,826	17,844		