

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

DUBCAK ELIZABETH  
9 PAULA LN  
HUNTSVILLE TX 77320-1185



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: 202645 969  
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 ROAD & BRIDGE GIDDINGS ISD	17,340 17,340 17,340	13,340 13,340 13,340	Lease: 720193 Type: REAL Owner #: 202645 Legal: RANGER UNIT 8A 1H TRIVISTA OPERATING AB 5 BURLESON J RRC 26737  .021364 Royalty Interest Category: G1 Railroad #: 26737
HB1984: The Appraised value of \$13,340 in 2024 as compared to \$10,610 in 2019 is a 25.73% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	17,340 17,340 17,340	0 0 0	13,340 13,340 13,340

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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	4,170	5,420	Lease: 720194	Type: REAL	Owner #: 202645
ROAD & BRIDGE	C	4,170	5,420	Legal: RANGER UNIT 8A 2H		
GIDDINGS ISD	C	4,170	5,420	TRIVISTA OPERATING		
				AB 5 BURLESON J		
				RRC 26893 DP 785753		
				.009784 Royalty Interest		
				Category: G1		
				Railroad #: 26893		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$5,420 in 2024 as compared to \$5,290 in 2019 is a 2.46% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	4,170	416	5,004			
ROAD & BRIDGE	4,170	416	5,004			
GIDDINGS ISD	4,170	416	5,004			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,870	4,470	Lease: 720195	Type: REAL	Owner #: 202645
ROAD & BRIDGE	C	2,870	4,470	Legal: RANGER UNIT 8A 3H		
GIDDINGS ISD	C	2,870	4,470	TRIVISTA OPERATING		
				AB 5 BURLESON J		
				RRC 26938		
				.006305 Royalty Interest		
				Category: G1		
				Railroad #: 26938		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$4,470 in 2024 as compared to \$3,690 in 2019 is a 21.14% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	2,870	1,026	3,444			
ROAD & BRIDGE	2,870	1,026	3,444			
GIDDINGS ISD	2,870	1,026	3,444			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		9,120	9,800	Lease: 720208	Type: REAL	Owner #: 202645
ROAD & BRIDGE		9,120	9,800	Legal: UNGER UNIT 1EF		
GIDDINGS ISD		9,120	9,800	WILDFIRE ENERGY OPER		
				AB 67 CHANEY C		
				RRC 27052 DP 780020		
				.006731 Royalty Interest		
				Category: G1		
				Railroad #: 27052		
HB1984: The Appraised value of \$9,800 in 2024 as compared to \$14,610 in 2019 is a 32.92% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	9,120	0	9,800			
ROAD & BRIDGE	9,120	0	9,800			
GIDDINGS ISD	9,120	0	9,800			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	33,500	1,442	31,588		
ROAD & BRIDGE	33,500	1,442	31,588		
GIDDINGS ISD	33,500	1,442	31,588		