

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

HIRSCH MAURINE
2401 WESTINGHOUSE RD APT 3101
GEORGETOWN TX 78626



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:	203030 1642
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	1,680	4,500	Lease: 14106	Type: REAL Owner #: 203030
ROAD & BRIDGE	C	1,680	4,500	Legal: LONIE MAE #1-H	
GIDDINGS ISD	C	1,680	4,500	LEEYUS OIL LLC	
				AB 352 WILKERSON W L	
				RRC #14106	
				.009363 Royalty Interest	
				Category: G1	
				Railroad #: 14106	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		1,680	2,319	2,181	
ROAD & BRIDGE		1,680	2,319	2,181	
GIDDINGS ISD		1,680	2,319	2,181	

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

SEC 25.19

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4321

OWNER #:

203030

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	6,600	13,070	Lease: 720196	Type: REAL	Owner #: 203030
ROAD & BRIDGE	C	6,600	13,070	Legal: POLARIS UNIT 9B 1H		
GIDDINGS ISD	C	6,600	13,070	RILEY PERMIAN OPER		
				AB 47 BREEDING J		
				RRC 26945 DP 793479		
				.012000 Royalty Interest		
				Category: G1		
				Railroad #: 26945		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$13,070 in 2024 as compared to \$23,300 in 2019 is a 43.91% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	6,600	5,150	7,920			
ROAD & BRIDGE	6,600	5,150	7,920			
GIDDINGS ISD	6,600	5,150	7,920			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		61,270	54,540	Lease: 720281	Type: REAL	Owner #: 203030
ROAD & BRIDGE		61,270	54,540	Legal: LONIE MAE A W#2H		
GIDDINGS ISD		61,270	54,540	LEEXUS OIL LLC		
				AB 352 WILKERSON W	88%LEE	
				RRC 28022	12%WAS	
				.004862 Royalty Interest		
				Category: G1		
				Railroad #: 28022		
No 2019 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	61,270	0	54,540			
ROAD & BRIDGE	61,270	0	54,540			
GIDDINGS ISD	61,270	0	54,540			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	69,550	7,469	64,641		
ROAD & BRIDGE	69,550	7,469	64,641		
GIDDINGS ISD	69,550	7,469	64,641		