

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

FINKELSTEIN RALPH
%LONE STAR LIVING
10680 WESTBRAE PKWY #356
HOUSTON TX 77031



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:	203112 1146
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	550	960	Lease: 15	Type: REAL	Owner #: 203112
ROAD & BRIDGE	C	550	960	Legal: SACKS SYLVIA UNIT W#4RE		
GIDDINGS ISD	C	550	960	MAGNOLIA OIL & GAS		
				AB 149 HINDS T S		
				RRC 20800 UNIT 9920800		
				.001290 Royalty Interest		
				Category: G1		
				Railroad #: 20800		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$960 in 2024 as compared to \$330 in 2019 is a 190.91% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		550	300	660		
ROAD & BRIDGE		550	300	660		
GIDDINGS ISD		550	300	660		

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	450	780	Lease: 16	Type: REAL	Owner #: 203112
ROAD & BRIDGE	C	450	780	Legal: SACKS SYLVIA UNIT W#5 MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800		
GIDDINGS ISD	C	450	780			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001984 Royalty Interest Category: G1 Railroad #: 20800		
HB1984: The Appraised value of \$780 in 2024 as compared to				\$1,080 in 2019 is a 27.78% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	450	240	540			
ROAD & BRIDGE	450	240	540			
GIDDINGS ISD	450	240	540			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	550	860	Lease: 11875	Type: REAL	Owner #: 203112
ROAD & BRIDGE	C	550	860	Legal: FALLON 1 DALLAS PETRO GROUP AB 149 HINDS T S RRC #11875		
GIDDINGS ISD	C	550	860			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001984 Royalty Interest Category: G1 Railroad #: 11875		
HB1984: The Appraised value of \$860 in 2024 as compared to				\$190 in 2019 is a 352.63% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	550	200	660			
ROAD & BRIDGE	550	200	660			
GIDDINGS ISD	550	200	660			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	360	640	Lease: 20800	Type: REAL	Owner #: 203112
ROAD & BRIDGE	C	360	640	Legal: SACKS SYLVIA UNIT W#3 MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT #9920800		
GIDDINGS ISD	C	360	640			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001984 Royalty Interest Category: G1 Railroad #: 20800		
HB1984: The Appraised value of \$640 in 2024 as compared to				\$530 in 2019 is a 20.75% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	360	208	432			
ROAD & BRIDGE	360	208	432			
GIDDINGS ISD	360	208	432			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY	C	130	830	Lease: 21099 Type: REAL Owner #: 203112
ROAD & BRIDGE	C	130	830	Legal: SACKS SYLVIA #2A
GIDDINGS ISD	C	130	830	MAGNOLIA OIL & GAS AB 149 HINDS T S RRC #21099 .001984 Royalty Interest Category: G1 Railroad #: 21099
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$830 in 2024 as compared to \$920 in 2019 is a 9.78% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	130	674	156	
ROAD & BRIDGE	130	674	156	
GIDDINGS ISD	130	674	156	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,040	1,622	2,448		
ROAD & BRIDGE	2,040	1,622	2,448		
GIDDINGS ISD	2,040	1,622	2,448		

