

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

GUTIERREZ ROBERT D  
13810 DRY CREEK RANCH RD  
CYPRESS TX 77429



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: 203451 1433  
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	1,220	1,560	Lease: 720244	Type: REAL	Owner #: 203451
ROAD & BRIDGE	C	1,220	1,560	Legal: GIACCONE-LEHMANN UNIT W#1		
GIDDINGS ISD	C	1,220	1,560	MAGNOLIA OIL & GAS		
				AB 180 STEWART THOMAS G (WASH)		
				RRC 21886 LEE15%/WASH85%		
				.009875 Royalty Interest		
				Category: G1		
				Railroad #: 21886		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,220	96	1,464		
ROAD & BRIDGE		1,220	96	1,464		
GIDDINGS ISD		1,220	96	1,464		

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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3791

OWNER #:

203451

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	220	Lease: 720255	Type: REAL	Owner #: 203451
ROAD & BRIDGE	C	50	220	Legal: YELLOWSTONE 1H		
GIDDINGS ISD	C	50	220	MAGNOLIA OIL & GAS		
				AB 180 STEWART T G		
				RRC 27830 2.8% LEE/97.2% WASH		
				.000466 Royalty Interest		
				Category: G1		
				Railroad #: 27830		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	160	60		
ROAD & BRIDGE		50	160	60		
GIDDINGS ISD		50	160	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	11,000	14,000	Lease: 720290	Type: REAL	Owner #: 203451
ROAD & BRIDGE	C	11,000	14,000	Legal: GIACCONE-LEHMANN UNIT W#2H		
GIDDINGS ISD	C	11,000	14,000	MAGNOLIA OIL & GAS		
				AB 180 STEWART THOMAS G (WASH)		
				RRC 21886 LEE15%/WAS85%		
				.009875 Royalty Interest		
				Category: G1		
				Railroad #: 21886		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		11,000	800	13,200		
ROAD & BRIDGE		11,000	800	13,200		
GIDDINGS ISD		11,000	800	13,200		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	12,270	1,056	14,724		
ROAD & BRIDGE	12,270	1,056	14,724		
GIDDINGS ISD	12,270	1,056	14,724		