

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

AZAR JOHN B
200 PATTERSON AVE APT 800
SAN ANTONIO TX 78209-6268



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: 93639 157
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	290	540	Lease:	7	Type: REAL Owner #: 93639
ROAD & BRIDGE	C	290	540	Legal:	DURRENBERGER CLARENCE UN TR 2	
GIDDINGS ISD	C	290	540		TRIVISTA OPERATING	
					AB 5 BURLESON J	
					RRC 19333 UNIT 9919333	
					.007500 Override Royalty	
				Category:	G1	
				Railroad #:	19333	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		290	192	348		
ROAD & BRIDGE		290	192	348		
GIDDINGS ISD		290	192	348		
			</			

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

PAGE

1 OF

3

419

OWNER #:

93639

4/24/24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	60 60 60	Lease: 19876 Type: REAL Owner #: 93639 Legal: STEGLICH 2-4 TRIVISTA OPERATING AB 332 WOODY S RRC #19876 LEE 14% BASTROP 86% .007500 Override Royalty Category: G1 Railroad #: 19876 HB1984: The Appraised value of \$60 in 2024 as compared to \$170 in 2019 is a 64.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C	100 100 100	180 180 180	Lease: 720264 Type: REAL Owner #: 93639 Legal: DURRENBERGER CLARENCE UN TR 3 TRIVISTA OPERATING AB 5 BURLESON J RRC 19333 UNIT 9919333 .007500 Override Royalty Category: G1 Railroad #: 19333 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 100	60 60 60	120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C	290 290 290	540 540 540	Lease: 720265 Type: REAL Owner #: 93639 Legal: DURRENBERGER CLARENCE UN TR 4 TRIVISTA OPERATING AB 5 BURLESON J RRC 19333 UNIT 9919333 .007500 Override Royalty Category: G1 Railroad #: 19333 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	290 290 290	192 192 192	348 348 348

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	200	360	Lease: 720266 Type: REAL Owner #: 93639		
ROAD & BRIDGE	C	200	360	Legal: DURRENBERGER CLARENCE UN TR 5		
GIDDINGS ISD	C	200	360	TRIVISTA OPERATING AB 5 BURLESON J RRC 19333 UNIT 9919333		
				.007500 Override Royalty Category: G1 Railroad #: 19333		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		200	120	240		
ROAD & BRIDGE		200	120	240		
GIDDINGS ISD		200	120	240		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	940	564	1,116		
ROAD & BRIDGE	940	564	1,116		
GIDDINGS ISD	940	564	1,116		

