

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

COLVIN TRAVIS B
58997 UNIT 6
LIMON CO 80826-9000



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:	93671 764
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	1,620	2,770	Lease: 13687 Type: REAL Owner #: 93671
ROAD & BRIDGE	C	1,620	2,770	Legal: CLEOPATRA UNIT I 1RE & 2H
GIDDINGS ISD	C	1,620	2,770	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13687 .000933 Royalty Interest Category: G1 Railroad #: 13687
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$2,770 in 2024 as compared to \$290 in 2019 is a 855.17% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	1,620	826	1,944	
ROAD & BRIDGE	1,620	826	1,944	
GIDDINGS ISD	1,620	826	1,944	

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,

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	60	Lease: 85810 Type: REAL Owner #: 93671		
ROAD & BRIDGE	C	30	60	Legal: LEITKO CURTIS #1		
GIDDINGS ISD	C	30	60	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #085810		
				.000501 Royalty Interest		
				Category: G1		
				Railroad #: 85810		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$60 in 2024 as compared to \$10 in 2019 is a 500.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	24	36		
ROAD & BRIDGE		30	24	36		
GIDDINGS ISD		30	24	36		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	200	280	Lease: 86219	Type: REAL	Owner #: 93671
ROAD & BRIDGE	C	200	280	Legal: LEITKO CURTIS #2		
GIDDINGS ISD	C	200	280	MAGNOLIA OIL & GAS		
				RRC #086219		
				.000509 Royalty Interest		
				Category: G1		
				Railroad #: 86219		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$280 in 2024 as compared to \$430 in 2019 is a 34.88% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		200	40	240		
ROAD & BRIDGE		200	40	240		
GIDDINGS ISD		200	40	240		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,850	890	2,220		
ROAD & BRIDGE	1,850	890	2,220		
GIDDINGS ISD	1,850	890	2,220		