

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

KINNEY MARTIN M
8629 SPRUCE GROVE CT NE
LELAND NC 28451



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: 94034 2032
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		240	390	Lease: 12953 Type: REAL Owner #: 94034
ROAD & BRIDGE	C		240	390	Legal: WESTBROOK 2-A
GIDDINGS ISD	G C		240	390	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953 .001465 Royalty Interest Category: G1 Railroad #: 12953
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$390 in 2024 as compared to \$340 in 2019 is a 14.71% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)
LEE COUNTY	240		102		288
ROAD & BRIDGE	240		102		288
GIDDINGS ISD	0		390		0

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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5415

OWNER #:

94034

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	310	1,000	Lease: 17799	Type: REAL	Owner #: 94034
ROAD & BRIDGE	C	310	1,000	Legal: IRICK LEE		
DIME BOX ISD	C	310	1,000	POCO LLC		
				AB 17 REEL R J W		
				RRC #17799		
				.001465 Royalty Interest		
				Category: G1		
				Railroad #: 17799		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,000 in 2024 as compared to \$30 in 2019 is a 3233.33% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	310		628	372		
ROAD & BRIDGE	310		628	372		
DIME BOX ISD	310		628	372		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	170	230	Lease: 22963	Type: REAL	Owner #: 94034
ROAD & BRIDGE	C	170	230	Legal: GERDES-KNITTLE		
DIME BOX ISD	C	170	230	MAGNOLIA OIL & GAS		
				AB 17 REEL R J W		
				RRC #22963		
				.000391 Royalty Interest		
				Category: G1		
				Railroad #: 22963		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$230 in 2024 as compared to \$310 in 2019 is a 25.81% decrease.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	170		26	204		
ROAD & BRIDGE	170		26	204		
DIME BOX ISD	170		26	204		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	280	620	Lease: 157259	Type: REAL	Owner #: 94034
ROAD & BRIDGE	C	280	620	Legal: REIM MILTON #1		
DIME BOX ISD	C	280	620	POCO LLC		
				AB 17 REEL R J W		
				RRC #157259		
				.000971 Royalty Interest		
				Category: G1		
				Railroad #: 157259		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$620 in 2024 as compared to \$430 in 2019 is a 44.19% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	280		284	336		
ROAD & BRIDGE	280		284	336		
DIME BOX ISD	280		284	336		

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
LEE COUNTY	1,000	1,040	1,200			
ROAD & BRIDGE	1,000	1,040	1,200			
GIDDINGS ISD	0	390	0			
DIME BOX ISD	760	938	912			