

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

BUKSTEIN YVONNE F
211 MCLEAN PL
PITTSBURG PA 15217



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: 94195 549

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	7,650	13,390	Lease: 15	Type: REAL	Owner #: 94195
ROAD & BRIDGE	C	7,650	13,390	Legal: SACKS SYLVIA UNIT W#4RE		
GIDDINGS ISD	C	7,650	13,390	MAGNOLIA OIL & GAS		
				AB 149 HINDS T S		
				RRC 20800 UNIT 9920800		
				.018059 Royalty Interest		
				Category: G1		
				Railroad #: 20800		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$13,390 in 2024 as compared to \$4,640 in 2019 is a 188.58% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		7,650	4,210	9,180		
ROAD & BRIDGE		7,650	4,210	9,180		
GIDDINGS ISD		7,650	4,210	9,180		

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	6,230	10,910	Lease: 16 Type: REAL Owner #: 94195		
ROAD & BRIDGE	C	6,230	10,910	Legal: SACKS SYLVIA UNIT W#5		
GIDDINGS ISD	C	6,230	10,910	MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800		
				.027778 Royalty Interest Category: G1 Railroad #: 20800		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$10,910 in 2024 as compared				to \$15,180 in 2019 is a 28.13% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		6,230	3,434	7,476		
ROAD & BRIDGE		6,230	3,434	7,476		
GIDDINGS ISD		6,230	3,434	7,476		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	7,720	12,070	Lease: 11875 Type: REAL Owner #: 94195		
ROAD & BRIDGE	C	7,720	12,070	Legal: FALLON 1		
GIDDINGS ISD	C	7,720	12,070	DALLAS PETRO GROUP AB 149 HINDS T S RRC #11875		
				.027778 Royalty Interest Category: G1 Railroad #: 11875		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		7,720	2,806	9,264		
ROAD & BRIDGE		7,720	2,806	9,264		
GIDDINGS ISD		7,720	2,806	9,264		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	5,070	8,890	Lease: 20800	Type: REAL	Owner #: 94195
ROAD & BRIDGE	C	5,070	8,890	Legal: SACKS SYLVIA UNIT W#3		
GIDDINGS ISD	C	5,070	8,890	MAGNOLIA OIL & GAS		
				AB 149 HINDS T S		
				RRC 20800 UNIT #9920800		
				.027777 Royalty Interest		
				Category: G1		
				Railroad #: 20800		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$8,890 in 2024 as compared to \$7,440 in 2019 is a 19.49% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		5,070	2,806	6,084		
ROAD & BRIDGE		5,070	2,806	6,084		
GIDDINGS ISD		5,070	2,806	6,084		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	1,870	11,560	Lease: 21099	Type: REAL Owner #: 94195
ROAD & BRIDGE	C	1,870	11,560	Legal: SACKS SYLVIA #2A	
GIDDINGS ISD	C	1,870	11,560	MAGNOLIA OIL & GAS	
				AB 149 HINDS T S	
				RRC #21099	
				.027778 Royalty Interest	
				Category: G1	
				Railroad #: 21099	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$11,560 in 2024 as compared to \$12,880 in 2019 is a 10.25% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,870	9,316	2,244		
ROAD & BRIDGE	1,870	9,316	2,244		
GIDDINGS ISD	1,870	9,316	2,244		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		49,510	54,360	Lease: 720205	Type: REAL Owner #: 94195
ROAD & BRIDGE		49,510	54,360	Legal: LAWN MOWER UNIT 1H-3H	
GIDDINGS ISD		19,810	21,740	APACHE CORPORATION	
DIME BOX ISD		29,710	32,620	AB 149 HINDS T S	
				RRC 27053 DP 795317/19/20	
				.010141 Royalty Interest	
				Category: G1	
				Railroad #: 27053	
HB1984: The Appraised value of \$54,360 in 2024 as compared to \$65,750 in 2019 is a 17.32% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	49,510	0	54,360		
ROAD & BRIDGE	49,510	0	54,360		
GIDDINGS ISD	19,810	0	21,740		
DIME BOX ISD	29,710	0	32,620		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	78,050	22,572	88,608		
ROAD & BRIDGE	78,050	22,572	88,608		
GIDDINGS ISD	48,350	22,572	55,988		
DIME BOX ISD	29,710	0	32,620		

