

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

ARNDT JOYCE
1950 SOUTH AW GRIMES BLVD
ROUND ROCK TX 78664



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:	94220 124
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	270	900	Lease: 19744	Type: REAL	Owner #: 94220
ROAD & BRIDGE	C	270	900	Legal: HERN		
GIDDINGS ISD	C	270	900	TRIVISTA OPERATING		
				AB 184 KUYKENDALL T P		
				RRC #19744		
				.034198 Royalty Interest		
				Category: G1		
				Railroad #: 19744		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$900 in 2024 as compared to \$180 in 2019 is a 400.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		270	576	324		
ROAD & BRIDGE		270	576	324		
GIDDINGS ISD		270	576	324		

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	3,210	17,670	Lease: 19751	Type: REAL Owner #: 94220
ROAD & BRIDGE	C	3,210	17,670	Legal: GRUETZNER M C	
GIDDINGS ISD	C	3,210	17,670	TRIVISTA OPERATING	
				AB 184 KUYKENDALL T P	
				RRC #19751	
				.166667 Royalty Interest	
				Category: G1	
				Railroad #: 19751	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$17,670 in 2024 as compared to \$1,240 in 2019 is a 1325.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		3,210	13,818	3,852	
ROAD & BRIDGE		3,210	13,818	3,852	
GIDDINGS ISD		3,210	13,818	3,852	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	1,290	2,080	Lease: 22772	Type: REAL Owner #: 94220
ROAD & BRIDGE	C	1,290	2,080	Legal: STATE OF TEXAS UNIT 2	
GIDDINGS ISD	C	1,290	2,080	MAGNOLIA OIL & GAS	
CUMMINGS CREEK	C	520	830	AB 190 LIGHTFOOT J W	
GIDDINGS CITY	C	1,290	2,080	RRC #22772	
				.006160 Royalty Interest	
				Category: G1	
				Railroad #: 22772	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,080 in 2024 as compared to \$1,050 in 2019 is a 98.10% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		1,290	532	1,548	
ROAD & BRIDGE		1,290	532	1,548	
GIDDINGS ISD		1,290	532	1,548	
CUMMINGS CREEK		520	206	624	
GIDDINGS CITY		1,290	532	1,548	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	20,170	25,550	Lease: 720237	Type: REAL Owner #: 94220
ROAD & BRIDGE	C	20,170	25,550	Legal: ASSAULT UNIT 1H	
GIDDINGS ISD	C	20,170	25,550	CRESCENT PASS ENERGY	
				AB 185 KUYKENDALL B	
				RRC 27565 DP 844839	
				.008972 Royalty Interest	
				Category: G1	
				Railroad #: 27565	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$25,550 in 2024 as compared to \$10,090 in 2019 is a 153.22% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		20,170	1,346	24,204	
ROAD & BRIDGE		20,170	1,346	24,204	
GIDDINGS ISD		20,170	1,346	24,204	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	24,940	16,272	29,928		
ROAD & BRIDGE	24,940	16,272	29,928		
GIDDINGS ISD	24,940	16,272	29,928		
CUMMINGS CREEK	520	206	624		
GIDDINGS CITY	1,290	532	1,548		