

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

ELLIS ANDREW DAVID
%EDWARD ELLIS
119 JUNIPER LN
BOERNE TX 78006-7910



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:	94222 1048
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	130	250	Lease: 19411	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	130	250	Legal: NOACK "A"		
GIDDINGS ISD	C	130	250	TRIVISTA OPERATING		
				AB 284 SNEED J H		
				RRC #19411		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 19411		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$250 in 2024 as compared to \$120 in 2019 is a 108.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		130	94	156		
ROAD & BRIDGE		130	94	156		
GIDDINGS ISD		130	94	156		

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	110		200	Lease: 19508 Type: REAL Owner #: 94222		
ROAD & BRIDGE	C	110		200	Legal: FISCHER MARTIN #1		
GIDDINGS ISD	C	110		200	TRIVISTA OPERATING AB 51 BARKER J RRC #19508		
					.002500 Override Royalty		
					Category: G1		
					Railroad #: 19508		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2019 Hist							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		110		68	132		
ROAD & BRIDGE		110		68	132		
GIDDINGS ISD		110		68	132		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	80	120	Lease: 19554	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	80	120	Legal: MERTINK #2		
GIDDINGS ISD	C	80	120	TRIVISTA OPERATING		
				AB 242 MCDONALD A J		
				RRC #19554		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 19554		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$120 in 2024 as compared to \$20 in 2019 is a 500.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		80	24	96		
ROAD & BRIDGE		80	24	96		
GIDDINGS ISD		80	24	96		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD			210 210 210	Lease: 19577 Type: REAL Owner #: 94222 Legal: ROITSCH B G #1 TRIVISTA OPERATING AB 5 BURLESON J RRC #19577 .002500 Override Royalty Category: G1 Railroad #: 19577		
HB1984: The Appraised value of \$210 in 2024 as compared to \$10 in 2019 is a 2000.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	210		
ROAD & BRIDGE		0	0	210		
GIDDINGS ISD		0	0	210		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	40	160	Lease: 19578	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	40	160	Legal: NOACK -1-		
GIDDINGS ISD	C	40	160	TRIVISTA OPERATING		
				AB 242 MCDONALD A J		
				RRC #19578		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 19578		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$160 in 2024 as compared to \$20 in 2019 is a 700.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		40	112	48		
ROAD & BRIDGE		40	112	48		
GIDDINGS ISD		40	112	48		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20	70	Lease: 19744	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	20	70	Legal: HERN		
GIDDINGS ISD	C	20	70	TRIVISTA OPERATING		
				AB 184 KUYKENDALL T P		
				RRC #19744		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 19744		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$70 in 2024 as compared to \$10 in 2019 is a 600.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	46	24		
ROAD & BRIDGE		20	46	24		
GIDDINGS ISD		20	46	24		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	270	Lease: 19751	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	50	270	Legal: GRUETZNER M C		
GIDDINGS ISD	C	50	270	TRIVISTA OPERATING		
				AB 184 KUYKENDALL T P		
				RRC #19751		
				.002500 Royalty Interest		
				Category: G1		
				Railroad #: 19751		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$270 in 2024 as compared to \$20 in 2019 is a 1250.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	210	60		
ROAD & BRIDGE		50	210	60		
GIDDINGS ISD		50	210	60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	150 150 150	Lease: 19935 Type: REAL Owner #: 94222 Legal: WEISE TEXAS A E W1&2 TRIVISTA OPERATING AB 140 GIBSON W RRC #19935 .002500 Override Royalty Category: G1 Railroad #: 19935 HB1984: The Appraised value of \$150 in 2024 as compared to \$90 in 2019 is a 66.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	210 210 210	80 80 80	Lease: 19980 Type: REAL Owner #: 94222 Legal: WEISE B2 TRIVISTA OPERATING AB 255 PING J RRC #19980 .002500 Override Royalty Category: G1 Railroad #: 19980 HB1984: The Appraised value of \$80 in 2024 as compared to \$210 in 2019 is a 61.90% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	210 210 210	0 0 0	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 140 C 140 C 140	200 200 200	Lease: 19998 Type: REAL Owner #: 94222 Legal: AMG UNIT #1 TRIVISTA OPERATING AB 51 BARKER J RRC #19998 .002500 Override Royalty Category: G1 Railroad #: 19998 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$200 in 2024 as compared to \$30 in 2019 is a 566.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	32 32 32	168 168 168

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		150 150 150	Lease: 20031 Type: REAL Owner #: 94222 Legal: MERTINK #3 TRIVISTA OPERATING AB 242 MCDONALD A J RRC #20031 .002500 Override Royalty Category: G1 Railroad #: 20031 HB1984: The Appraised value of \$150 in 2024 as compared to \$60 in 2019 is a 150.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	150 150 150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20	40	Lease: 20048	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	20	40	Legal: ROITSCH W1		
GIDDINGS ISD	C	20	40	TRIVISTA OPERATING		
				AB 5 BURLESON J		
				RRC #20048 LEE 50% BASTROP 50%		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 20048		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$40 in 2024 as compared to \$10 in 2019 is a 300.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	16	24		
ROAD & BRIDGE		20	16	24		
GIDDINGS ISD		20	16	24		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	150	270	Lease: 20275	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	150	270	Legal: WEISE -A- #1		
GIDDINGS ISD	C	150	270	TRIVISTA OPERATING		
				AB 284 SNEED J H		
				RRC #20275		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 20275		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$270 in 2024 as compared to \$50 in 2019 is a 440.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		150	90	180		
ROAD & BRIDGE		150	90	180		
GIDDINGS ISD		150	90	180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	100	230	Lease: 20314	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	100	230	Legal: KASPER 1		
GIDDINGS ISD	C	100	230	TRIVISTA OPERATING		
				AB 291 SMITH A		
				RRC #20314		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 20314		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$230 in 2024 as compared to \$110 in 2019 is a 109.09% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		100	110	120		
ROAD & BRIDGE		100	110	120		
GIDDINGS ISD		100	110	120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	120	180	Lease: 20315	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	120	180	Legal: WEISE GILBERT #1		
GIDDINGS ISD	C	120	180	TRIVISTA OPERATING		
				AB 284 SNEED J H		
				RRC #20315		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 20315		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$180 in 2024 as compared to \$80 in 2019 is a 125.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		120	36	144		
ROAD & BRIDGE		120	36	144		
GIDDINGS ISD		120	36	144		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	70	120	Lease: 20483	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	70	120	Legal: JANIS #1		
GIDDINGS ISD	C	70	120	TRIVISTA OPERATING		
				AB 242 MCDONALD A J		
				RRC #20483		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 20483		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$120 in 2024 as compared to \$40 in 2019 is a 200.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		70	36	84		
ROAD & BRIDGE		70	36	84		
GIDDINGS ISD		70	36	84		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20	90	Lease: 20864	Type: REAL	Owner #: 94222
ROAD & BRIDGE	C	20	90	Legal: ROITSCH -A-		
GIDDINGS ISD	C	20	90	TRIVISTA OPERATING		
				AB 5 BURLESON J		
				RRC #20864		
				.002500 Royalty Interest		
				Category: G1		
				Railroad #: 20864		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$90 in 2024 as compared to \$10 in 2019 is a 800.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	66	24		
ROAD & BRIDGE		20	66	24		
GIDDINGS ISD		20	66	24		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION			
LEE COUNTY	C	10	140	Lease: 20920	Type: REAL	Owner #: 94222	
ROAD & BRIDGE	C	10	140	Legal: KURIO	TRIVISTA OPERATING AB 284 SNEED J H RRC #20920 .001250 Override Royalty Category: G1 Railroad #: 20920		
GIDDINGS ISD	C	10	140				
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$140 in 2024 as compared to \$80 in 2019 is a 75.00% increase.							
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)				
LEE COUNTY	10	128	12				
ROAD & BRIDGE	10	128	12				
GIDDINGS ISD	10	128	12				

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		190	140	Lease: 21088 Type: REAL Owner #: 94222		
ROAD & BRIDGE		190	140	Legal: KASPER MILTON #1		
GIDDINGS ISD		190	140	TRIVISTA OPERATING		
				AB 291 SMITH A		
				RRC #21088		
				.002500 Royalty Interest		
				Category: G1		
				Railroad #: 21088		
HB1984: The Appraised value of \$140 in 2024 as compared to \$20 in 2019 is a 600.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	190	0	140			
ROAD & BRIDGE	190	0	140			
GIDDINGS ISD	190	0	140			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,630	1,068	2,002		
ROAD & BRIDGE	1,630	1,068	2,002		
GIDDINGS ISD	1,630	1,068	2,002		

