

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

HIGGINS STEVEN C
1865 DAHSE LN
BELLVILLE TX 77418-1733



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: 94499 1616

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	10,410	20,470	Lease: 22346 Type: REAL Owner #: 94499
ROAD & BRIDGE	C	10,410	20,470	Legal: HIGGINS UNIT
GIDDINGS ISD	C	10,410	20,470	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC #22346 .026110 Royalty Interest Category: G1 Railroad #: 22346
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$20,470 in 2024 as compared to \$33,400 in 2019 is a 38.71% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	10,410	7,978	12,492	
ROAD & BRIDGE	10,410	7,978	12,492	
GIDDINGS ISD	10,410	7,978	12,492	

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	109,680	136,580	Lease: 720268	Type: REAL	Owner #: 94499
ROAD & BRIDGE	C	109,680	136,580	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	109,680	136,580	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.008729 Royalty Interest		
				Category: G1		
				Railroad #:	27973	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		109,680	4,964	131,616		
ROAD & BRIDGE		109,680	4,964	131,616		
GIDDINGS ISD		109,680	4,964	131,616		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		107,200	96,910	Lease: 720269	Type: REAL	Owner #: 94499
ROAD & BRIDGE		107,200	96,910	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		107,200	96,910	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.008729 Royalty Interest		
				Category: G1		
				Railroad #:	27974	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		107,200	0	96,910		
ROAD & BRIDGE		107,200	0	96,910		
GIDDINGS ISD		107,200	0	96,910		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	108,750	167,270	Lease: 720270	Type: REAL	Owner #: 94499
ROAD & BRIDGE	C	108,750	167,270	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	108,750	167,270	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.008729 Royalty Interest		
				Category: G1		
				Railroad #:	27975	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		108,750	36,770	130,500		
ROAD & BRIDGE		108,750	36,770	130,500		
GIDDINGS ISD		108,750	36,770	130,500		

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
LEE COUNTY	336,040	49,712	371,518			
ROAD & BRIDGE	336,040	49,712	371,518			
GIDDINGS ISD	336,040	49,712	371,518			