

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

KEILBERG BARBARA JOYCE
674 ACORN ST
GIDDINGS TX 78942-4451



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:	95132 1961
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		50	170	Lease: 22652 Type: REAL Owner #: 95132
ROAD & BRIDGE	C		50	170	Legal: JOYCE #1 RE
GIDDINGS ISD	G C		50	170	MAGNOLIA OIL & GAS
GIDDINGS CITY	G C		30	80	AB 293 SCOTT S T
					RRC #22652
					.001687 Royalty Interest
					Category: G1
					Railroad #: 22652
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$170 in 2024 as compared to \$90 in 2019 is a 88.89% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		50	110	60	
ROAD & BRIDGE		50	110	60	
GIDDINGS ISD		0	170	0	
GIDDINGS CITY		0	80	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,

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	80,630	124,380	Lease: 720166	Type: REAL	Owner #: 95132
ROAD & BRIDGE	C	80,630	124,380	Legal: HARKRIDER UNIT		
DIME BOX ISD	C	80,630	124,380	CRESCENT PASS ENERGY		
				AB 281 STOELKE R & AB 182		
				RRC 26394 DP 766990		
				.053278 Royalty Interest		
				Category: G1		
				Railroad #: 26394		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$124,380 in 2024 as compared to \$84,950 in 2019 is a 46.42% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	80,630	27,624	96,756			
ROAD & BRIDGE	80,630	27,624	96,756			
DIME BOX ISD	80,630	27,624	96,756			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	7,100	12,920	Lease: 720173	Type: REAL	Owner #: 95132
ROAD & BRIDGE	C	7,100	12,920	Legal: LEONA LUECKE UNIT 1H & 2H		
DIME BOX ISD	C	7,100	12,920	CRESCENT PASS ENERGY		
				AB 173 IRVIN JS		
				RRC 26450		
				.003200 Royalty Interest		
				Category: G1		
				Railroad #: 26450		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$12,920 in 2024 as compared to \$10,340 in 2019 is a 24.95% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	7,100	4,400	8,520			
ROAD & BRIDGE	7,100	4,400	8,520			
DIME BOX ISD	7,100	4,400	8,520			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	87,780	32,134	105,336		
ROAD & BRIDGE	87,780	32,134	105,336		
GIDDINGS ISD	0	170	0		
GIDDINGS CITY	0	80	0		
DIME BOX ISD	87,730	32,024	105,276		