

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

AZAR CHILDREN EDUCATION FUND  
% RICHARD AZAR  
PO BOX 6172  
SAN ANTONIO TX 78209-0172



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: 95694 156  
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		610	250	Lease: 21315      Type: REAL      Owner #: 95694	
ROAD & BRIDGE		610	250	Legal: LUECKE B W3	
GIDDINGS ISD		610	250	TRIVISTA OPERATING AB 284 SNEED J H RRC #21315	
				.015000 Override Royalty Category: G1 Railroad #: 21315	
HB1984: The Appraised value of \$250 in 2024 as compared to				\$160 in 2019 is a 56.25% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	610	0	250		
ROAD & BRIDGE	610	0	250		
GIDDINGS ISD	610	0	250		

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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	310 310 310	150 150 150	Lease: 21937 Type: REAL Owner #: 95694 Legal: GERSCH-KARNSTADT TRIVISTA OPERATING AB 284 SNEED J H RRC #21937  .012500 Override Royalty Category: G1 Railroad #: 21937  HB1984: The Appraised value of \$150 in 2024 as compared to \$550 in 2019 is a 72.73% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	310 310 310	0 0 0	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 1,010 C 1,010 C 1,010	2,010 2,010 2,010	Lease: 22023 Type: REAL Owner #: 95694 Legal: SAGO PETERS TRIVISTA OPERATING AB 393 COTTLE S RRC #22023  .015000 Override Royalty Category: G1 Railroad #: 22023  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,010 in 2024 as compared to \$1,350 in 2019 is a 48.89% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,010 1,010 1,010	798 798 798	1,212 1,212 1,212

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 80 C 80 C 80	360 360 360	Lease: 22084 Type: REAL Owner #: 95694 Legal: GERSCH TRIVISTA OPERATING AB 284 SNEED J H RRC #22084  .012500 Override Royalty Category: G1 Railroad #: 22084  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	264 264 264	96 96 96

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,010	1,062	1,708		
ROAD & BRIDGE	2,010	1,062	1,708		
GIDDINGS ISD	2,010	1,062	1,708		