

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

BELL CAROL  
914 N CHAMBERS ST  
GIDDINGS TX 78942-1410



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: 95819 288

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	180	360	Lease: 2	Type: REAL	Owner #: 95819
ROAD & BRIDGE	C	180	360	Legal: ARDLT ERWIN E UNIT TRACT 5		
GIDDINGS ISD	C	180	360	TRIVISTA OPERATING		
				AB 286 SMITH C S		
				RRC #19346 UNIT #9919346		
				.010000 Royalty Interest		
				Category: G1		
				Railroad #: 19346		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		180	144	216		
ROAD & BRIDGE		180	144	216		
GIDDINGS ISD		180	144	216		

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	180	360	Lease: 19346	Type: REAL	Owner #: 95819
ROAD & BRIDGE	C	180	360	Legal: ARDLT ERWIN E UNIT TRACT 4		
GIDDINGS ISD	C	180	360	TRIVISTA OPERATING		
				AB 286 SMITH C S		
				RRC #19346 UNIT #9919346		
				.010000 Royalty Interest		
				Category: G1		
				Railroad #: 19346		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		180	144	216		
ROAD & BRIDGE		180	144	216		
GIDDINGS ISD		180	144	216		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	530	770	Lease: 19620	Type: REAL	Owner #: 95819
ROAD & BRIDGE	C	530	770	Legal: FARRACK HERBERT		
GIDDINGS ISD	C	530	770	TRIVISTA OPERATING		
				AB 340 WOODS S		
				RRC #19620		
				.010000 Royalty Interest		
				Category: G1		
				Railroad #: 19620		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$770 in 2024 as compared to \$610 in 2019 is a 26.23% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		530	134	636		
ROAD & BRIDGE		530	134	636		
GIDDINGS ISD		530	134	636		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		450	210	Lease: 19784	Type: REAL	Owner #: 95819
ROAD & BRIDGE		450	210	Legal: BEHRENS CONRAD #1		
GIDDINGS ISD		450	210	TRIVISTA OPERATING		
				AB 340 WOODS S		
				RRC #19784		
				.010000 Royalty Interest		
				Category: G1		
				Railroad #: 19784		
HB1984: The Appraised value of \$210 in 2024 as compared to \$90 in 2019 is a 133.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		450	0	210		
ROAD & BRIDGE		450	0	210		
GIDDINGS ISD		450	0	210		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	720 720 720	560 560 560	Lease: 720193 Type: REAL Owner #: 95819 Legal: RANGER UNIT 8A 1H TRIVISTA OPERATING AB 5 BURLESON J RRC 26737  .000892 Override Royalty Category: G1 Railroad #: 26737  HB1984: The Appraised value of \$560 in 2024 as compared to \$440 in 2019 is a 27.27% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	720 720 720	0 0 0	560 560 560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 480 C 480 C 480	620 620 620	Lease: 720194 Type: REAL Owner #: 95819 Legal: RANGER UNIT 8A 2H TRIVISTA OPERATING AB 5 BURLESON J RRC 26893 DP 785753  .001118 Override Royalty Category: G1 Railroad #: 26893  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$620 in 2024 as compared to \$650 in 2019 is a 4.62% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	480 480 480	44 44 44	576 576 576

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 800 C 800 C 800	1,250 1,250 1,250	Lease: 720195 Type: REAL Owner #: 95819 Legal: RANGER UNIT 8A 3H TRIVISTA OPERATING AB 5 BURLESON J RRC 26938  .001760 Override Royalty Category: G1 Railroad #: 26938  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,250 in 2024 as compared to \$1,030 in 2019 is a 21.36% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	800 800 800	290 290 290	960 960 960

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	360	450	Lease: 720237	Type: REAL Owner #: 95819
ROAD & BRIDGE	C	360	450	Legal: ASSAULT UNIT 1H	
GIDDINGS ISD	C	360	450	CRESCENT PASS ENERGY	
				AB 185 KUYKENDALL B	
				RRC 27565 DP 844839	
				.000158 Royalty Interest	
				Category: G1	
				Railroad #:	27565
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$450 in 2024 as compared to \$430 in 2019 is a 4.65% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	360	18	432		
ROAD & BRIDGE	360	18	432		
GIDDINGS ISD	360	18	432		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	3,700	774	3,806		
ROAD & BRIDGE	3,700	774	3,806		
GIDDINGS ISD	3,700	774	3,806		