

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

CARMEAN ALLEN
1481 PINEHAVEN RD
CLINTON MS 39056-3127



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: 96199 617

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	490	840	Lease: 11649 Type: REAL Owner #: 96199		
ROAD & BRIDGE	C	490	840	Legal: DAVIS MOLLIE CARMEAN UN W#2RE		
GIDDINGS ISD	C	490	840	U S OPERATING INC		
				AB 20 VARELMAN J D		
				RRC #11649 UNIT 9911649		
				.001302 Royalty Interest		
				Category: G1		
				Railroad #: 11649		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$840 in 2024 as compared to \$220 in 2019 is a 281.82% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		490	252	588		
ROAD & BRIDGE		490	252	588		
GIDDINGS ISD		490	252	588		

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	40	50	Lease: 14019	Type: REAL	Owner #: 96199
ROAD & BRIDGE	C	40	50	Legal: SYNATSCHT UNIT		
GIDDINGS ISD	C	40	50	HARBOR RESOURCES LLC		
				AB 20 VARELMAN J D		
				RRC #14019		
				.000756 Royalty Interest		
				Category: G1		
				Railroad #: 14019		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$50 in 2024 as compared to \$80 in 2019 is a 37.50% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	40	2	48			
ROAD & BRIDGE	40	2	48			
GIDDINGS ISD	40	2	48			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,020	1,320	Lease: 22356	Type: REAL	Owner #: 96199
ROAD & BRIDGE	C	1,020	1,320	Legal: CARMEAN		
GIDDINGS ISD	C	1,020	1,320	MAGNOLIA OIL & GAS		
				AB 139 GENTRY G W & 298 SMITH		
				RRC #22356		
				.002083 Royalty Interest		
				Category: G1		
				Railroad #: 22356		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,320 in 2024 as compared to \$1,000 in 2019 is a 32.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	1,020	96	1,224			
ROAD & BRIDGE	1,020	96	1,224			
GIDDINGS ISD	1,020	96	1,224			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,550	350	1,860		
ROAD & BRIDGE	1,550	350	1,860		
GIDDINGS ISD	1,550	350	1,860		