

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

CLARK JANIS
943 W WOODLAWN AVE
SAN ANTONIO TX 78201-5726



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: 96304 711

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	110	240	Lease: 19692	Type: REAL	Owner #: 96304
ROAD & BRIDGE	C	110	240	Legal: KASPER -A- #3		
GIDDINGS ISD	C	110	240	TRIVISTA OPERATING AB 291 SMITH A RRC #19692		
				.006700 Override Royalty Category: G1 Railroad #: 19692		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$240 in 2024 as compared to \$60 in 2019 is a 300.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	110	108	132			
ROAD & BRIDGE	110	108	132			
GIDDINGS ISD	110	108	132			

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 ROAD & BRIDGE GIDDINGS ISD	680 680 680	580 580 580	Lease: 19935 Type: REAL Owner #: 96304 Legal: WEISE TEXAS A E W1&2 TRIVISTA OPERATING AB 140 GIBSON W RRC #19935 .010000 Override Royalty Category: G1 Railroad #: 19935 HB1984: The Appraised value of \$580 in 2024 as compared to \$350 in 2019 is a 65.71% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	680 680 680	0 0 0	580 580 580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 380 C 380 C 380	640 640 640	Lease: 20483 Type: REAL Owner #: 96304 Legal: JANIS #1 TRIVISTA OPERATING AB 242 MCDONALD A J RRC #20483 .013604 Override Royalty Category: G1 Railroad #: 20483 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$640 in 2024 as compared to \$200 in 2019 is a 220.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	380 380 380	184 184 184	456 456 456

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 160 C 160 C 160	1,660 1,660 1,660	Lease: 20920 Type: REAL Owner #: 96304 Legal: KURIO TRIVISTA OPERATING AB 284 SNEED J H RRC #20920 .015000 Override Royalty Category: G1 Railroad #: 20920 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,660 in 2024 as compared to \$940 in 2019 is a 76.60% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	1,468 1,468 1,468	192 192 192

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,250 1,250 1,250	940 940 940	Lease: 21088 Type: REAL Owner #: 96304 Legal: KASPER MILTON #1 TRIVISTA OPERATING AB 291 SMITH A RRC #21088 .016667 Royalty Interest Category: G1 Railroad #: 21088 HB1984: The Appraised value of \$940 in 2024 as compared to \$140 in 2019 is a 571.43% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	1,250	0	940
ROAD & BRIDGE	1,250	0	940
GIDDINGS ISD	1,250	0	940

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,580	1,760	2,300		
ROAD & BRIDGE	2,580	1,760	2,300		
GIDDINGS ISD	2,580	1,760	2,300		

