

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

FISCHER THOMAS
PO BOX 12019
AUSTIN TX 78711-2019



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: 96946 1160

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	100	300	Lease: 19725	Type: REAL	Owner #: 96946
ROAD & BRIDGE	C	100	300	Legal: FISCHER W P		
GIDDINGS ISD	C	100	300	TRIVISTA OPERATING		
				AB 323 THOMPSON W		
				RRC #19725		
				.012500 Royalty Interest		
				Category: G1		
				Railroad #: 19725		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		100	180	120		
ROAD & BRIDGE		100	180	120		
GIDDINGS ISD		100	180	120		

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	640	1,770	Lease: 21278	Type: REAL	Owner #: 96946
ROAD & BRIDGE	C	640	1,770	Legal: FISCHER GERTRUDE 1&2		
GIDDINGS ISD	C	640	1,770	TRIVISTA OPERATING		
				AB 323 THOMPSON W		
				RRC #21278		
				.025000 Royalty Interest		
				Category: G1		
				Railroad #: 21278		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,770 in 2024 as compared to \$1,370 in 2019 is a 29.20% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	640	1,002	768			
ROAD & BRIDGE	640	1,002	768			
GIDDINGS ISD	640	1,002	768			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		100	20	Lease: 22512 Type: REAL Owner #: 96946		
ROAD & BRIDGE		100	20	Legal: FISCHER UNIT		
GIDDINGS ISD		100	20	MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #22512		
				.000572 Royalty Interest Category: G1 Railroad #: 22512		
HB1984: The Appraised value of \$20 in 2024 as compared to \$240 in 2019 is a 91.67% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	100	0	20			
ROAD & BRIDGE	100	0	20			
GIDDINGS ISD	100	0	20			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	840	1,182	908		
ROAD & BRIDGE	840	1,182	908		
GIDDINGS ISD	840	1,182	908		