

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

FREEMAN RUBY
2309 HANCOCK DR
TEMPLE TX 76504-2957



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: 97017 1233

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	650	1,110	Lease: 13687	Type: REAL	Owner #: 97017
ROAD & BRIDGE	C	650	1,110	Legal: CLEOPATRA UNIT I 1RE & 2H		
GIDDINGS ISD	C	650	1,110	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13687		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000373 Royalty Interest		
HB1984: The Appraised value of \$1,110 in 2024 as compared to \$120 in 2019 is a 825.00% increase.				Category: G1		
				Railroad #: 13687		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	650	330	780			
ROAD & BRIDGE	650	330	780			
GIDDINGS ISD	650	330	780			

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	10	20	Lease: 85810 Type: REAL Owner #: 97017		
ROAD & BRIDGE	C	10	20	Legal: LEITKO CURTIS #1		
GIDDINGS ISD	C	10	20	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #085810 .000200 Royalty Interest Category: G1 Railroad #: 85810		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	8	12		
ROAD & BRIDGE		10	8	12		
GIDDINGS ISD		10	8	12		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	80	110	Lease: 86219	Type: REAL	Owner #: 97017
ROAD & BRIDGE	C	80	110	Legal: LEITKO CURTIS #2		
GIDDINGS ISD	C	80	110	MAGNOLIA OIL & GAS		
				RRC #086219		
				.000203 Royalty Interest		
				Category: G1		
				Railroad #: 86219		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$110 in 2024 as compared to \$170 in 2019 is a 35.29% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		80	14	96		
ROAD & BRIDGE		80	14	96		
GIDDINGS ISD		80	14	96		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	740	352	888		
ROAD & BRIDGE	740	352	888		
GIDDINGS ISD	740	352	888		