

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

GAEKE LOUIS JR
& COLENE
PO BOX 509
GIDDINGS TX 78942-0509



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:	97039 1278
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	8,950	40,450	Lease: 12561	Type: REAL Owner #: 97039
ROAD & BRIDGE	C	8,950	40,450	Legal: LUECKE KAREN 1 & 2A	
GIDDINGS ISD	C	8,950	40,450	TEX-LEE OPERATING CO	
				AB 81 DOBBINS J	
				RRC #12561	
				.066571 Royalty Interest	
				Category: G1	
				Railroad #: 12561	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$40,450 in 2024 as compared to \$19,800 in 2019 is a 104.29% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		8,950	29,710	10,740	
ROAD & BRIDGE		8,950	29,710	10,740	
GIDDINGS ISD		8,950	29,710	10,740	

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	370	510	Lease: 21075	Type: REAL Owner #: 97039
ROAD & BRIDGE	C	370	510	Legal: SIMPSON	
GIDDINGS ISD	C	370	510	MAGNOLIA OIL & GAS	
GIDDINGS CITY	C	370	510	AB 267 REID S H	
				RRC #21075	
				.000475 Royalty Interest	
				Category: G1	
				Railroad #: 21075	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$510 in 2024 as compared to \$380 in 2019 is a 34.21% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	370	66	444		
ROAD & BRIDGE	370	66	444		
GIDDINGS ISD	370	66	444		
GIDDINGS CITY	370	66	444		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	370	600	Lease: 22772	Type: REAL Owner #: 97039
ROAD & BRIDGE	C	370	600	Legal: STATE OF TEXAS UNIT 2	
GIDDINGS ISD	C	370	600	MAGNOLIA OIL & GAS	
CUMMINGS CREEK	G C	150	240	AB 190 LIGHTFOOT J W	
GIDDINGS CITY	C	370	600	RRC #22772	
				.001760 Royalty Interest	
				Category: G1	
				Railroad #: 22772	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$600 in 2024 as compared to \$300 in 2019 is a 100.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	370	156	444		
ROAD & BRIDGE	370	156	444		
GIDDINGS ISD	370	156	444		
CUMMINGS CREEK	0	240	0		
GIDDINGS CITY	370	156	444		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	9,690	29,932	11,628		
ROAD & BRIDGE	9,690	29,932	11,628		
GIDDINGS ISD	9,690	29,932	11,628		
GIDDINGS CITY	740	222	888		
CUMMINGS CREEK	0	240	0		