

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

HEARD ROBBIE SHEPARD ESTATE
% LORETTA ALPOUGH
2107 DIAMOND CREST DR
MISSOURI CITY TX 77489-3285



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: 97421 1556
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 ROAD & BRIDGE GIDDINGS ISD G	20 20 20	20 20 20	Lease: 103617 Type: REAL Owner #: 97421 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000028 Royalty Interest Category: G1 Railroad #: 103617 Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2024 as compared to \$20 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 0	0 0 20	20 20 0

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,

Chief Appraiser

SEC 25.19

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4101

OWNER #:

97421

4/24/24

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY	C		570	810	Lease: 145246 Type: REAL Owner #: 97421
ROAD & BRIDGE	C		570	810	Legal: SHEPARD UNIT #1
DIME BOX ISD	G C		230	320	MAGNOLIA OIL & GAS
GIDDINGS ISD	G C		340	480	AB 98 ESTES A
					RRC #145246
					.010184 Royalty Interest
					Category: G1
					Railroad #: 145246
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$810 in 2024 as compared to \$700 in 2019 is a 15.71% increase.					
Taxing Units			Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY			570	126	684
ROAD & BRIDGE			570	126	684
DIME BOX ISD			0	320	0
GIDDINGS ISD			0	480	0

Total of all Above Parcels					
Taxing Units			Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
LEE COUNTY			590	126	704
ROAD & BRIDGE			590	126	704
GIDDINGS ISD			0	500	0
DIME BOX ISD			0	320	0