

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

JOHNSON BRENDA WESTERMAN
204 N CORNELIUS
THORNDALE TX 76577-5387



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: 97829 1863
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	270	560	Lease: 2	Type: REAL	Owner #: 97829
ROAD & BRIDGE	C	270	560	Legal: ARDLT ERWIN E UNIT TRACT 5		
GIDDINGS ISD	C	270	560	TRIVISTA OPERATING		
				AB 286 SMITH C S		
				RRC #19346 UNIT #9919346		
				.015625 Royalty Interest		
				Category: G1		
				Railroad #: 19346		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$560 in 2024 as compared to \$10 in 2019 is a 5500.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		270	236	324		
ROAD & BRIDGE		270	236	324		
GIDDINGS ISD		270	236	324		

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

PAGE

1 OF

3

5035

OWNER #:

97829

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	270	560	Lease: 19346 Type: REAL Owner #: 97829		
ROAD & BRIDGE	C	270	560	Legal: ARDLT ERWIN E UNIT TRACT 4		
GIDDINGS ISD	C	270	560	TRIVISTA OPERATING AB 286 SMITH C S RRC #19346 UNIT #9919346		
				.015625 Royalty Interest Category: G1 Railroad #: 19346		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$560 in 2024				as compared to \$80 in 2019 is a 600.00% increase.		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	270		236	324		
ROAD & BRIDGE	270		236	324		
GIDDINGS ISD	270		236	324		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		440	420	Lease: 20956 Type: REAL Owner #: 97829		
ROAD & BRIDGE		440	420	Legal: ARLDT ERWIN E "B"		
GIDDINGS ISD		440	420	TRIVISTA OPERATING AB 323 THOMPSON W RRC #20956		
				.008687 Royalty Interest Category: G1 Railroad #: 20956		
HB1984: The Appraised value of \$420 in 2024				as compared to \$40 in 2019 is a 950.00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	440	0	420			
ROAD & BRIDGE	440	0	420			
GIDDINGS ISD	440	0	420			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	230	1,470	Lease: 22557	Type: REAL	Owner #: 97829
ROAD & BRIDGE	C	230	1,470	Legal: WEISER		
GIDDINGS ISD	C	230	1,470	MAGNOLIA OIL & GAS		
				AB 293 SCOTT S T		
				RRC 274403 22557		
				.012442 Royalty Interest		
				Category: G1		
				Railroad #: 274403		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,470 in 2024 as compared to \$1,950 in 2019 is a 24.62% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	230	1,194	276			
ROAD & BRIDGE	230	1,194	276			
GIDDINGS ISD	230	1,194	276			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY	C	560	820	Lease: 720159 Type: REAL Owner #: 97829
ROAD & BRIDGE	C	560	820	Legal: TRAPPER UNIT 13A
GIDDINGS ISD	C	560	820	TRIVISTA OPERATING AB 140 GIBSON W RRC 26298
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.002212 Royalty Interest
HB1984: The Appraised value of \$820 in 2024 as compared to				\$1,340 in 2019 is a 38.81% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	560	148	672	
ROAD & BRIDGE	560	148	672	
GIDDINGS ISD	560	148	672	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,770	1,814	2,016		
ROAD & BRIDGE	1,770	1,814	2,016		
GIDDINGS ISD	1,770	1,814	2,016		

