

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

KARNSTADT LINDA & JOHN L
1672 PRIVATE ROAD 2091
GIDDINGS TX 78942-5803



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:	97934 1939
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	2,440	4,470	Lease: 7 Type: REAL Owner #: 97934
ROAD & BRIDGE	C	2,440	4,470	Legal: DURENBERGER CLARENCE UN TR 2
GIDDINGS ISD	C	2,440	4,470	TRIVISTA OPERATING
				AB 5 BURLESON J
				RRC 19333 UNIT 9919333
				.062500 Royalty Interest
				Category: G1
				Railroad #: 19333
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$4,470 in 2024 as compared to \$690 in 2019 is a 547.83% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	2,440	1,542	2,928	
ROAD & BRIDGE	2,440	1,542	2,928	
GIDDINGS ISD	2,440	1,542	2,928	

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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5209

OWNER #:

97934

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	560	1,030	Lease: 19333 Type: REAL Owner #: 97934		
ROAD & BRIDGE	C	560	1,030	Legal: DURRENBERGER CLARENCE UN TR 1		
GIDDINGS ISD	C	560	1,030	TRIVISTA OPERATING AB 5 BURLESON J RRC 19333 UNIT 9919333 .043259 Royalty Interest Category: G1 Railroad #: 19333		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,030 in 2024 as compared to \$6,100 in 2019 is a 83.11% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		560	358	672		
ROAD & BRIDGE		560	358	672		
GIDDINGS ISD		560	358	672		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		300	140	Lease: 21937 Type: REAL Owner #: 97934		
ROAD & BRIDGE		300	140	Legal: GERSCH-KARNSTADT		
GIDDINGS ISD		300	140	TRIVISTA OPERATING		
				AB 284 SNEED J H		
				RRC #21937		
				.011836 Royalty Interest		
				Category: G1		
				Railroad #: 21937		
HB1984: The Appraised value of \$140 in 2024				as compared to \$530 in 2019 is a 73.58% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	300	0	140			
ROAD & BRIDGE	300	0	140			
GIDDINGS ISD	300	0	140			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	820	1,490	Lease: 720264 Type: REAL Owner #: 97934		
ROAD & BRIDGE	C	820	1,490	Legal: DURRENBERGER CLARENCE UN TR 3		
GIDDINGS ISD	C	820	1,490	TRIVISTA OPERATING AB 5 BURLESON J RRC 19333 UNIT 9919333		
				.062500 Royalty Interest Category: G1 Railroad #: 19333		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		820	506	984		
ROAD & BRIDGE		820	506	984		
GIDDINGS ISD		820	506	984		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,960	3,580	Lease: 720265	Type: REAL	Owner #: 97934
ROAD & BRIDGE	C	1,960	3,580	Legal: DURRENBERGER CLARENCE UN TR 4 TRIVISTA OPERATING AB 5 BURLESON J RRC 19333 UNIT 9919333 .050000 Royalty Interest Category: G1 Railroad #: 19333		
GIDDINGS ISD	C	1,960	3,580			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,960	1,228	2,352		
ROAD & BRIDGE		1,960	1,228	2,352		
GIDDINGS ISD		1,960	1,228	2,352		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,600	2,930	Lease: 720266	Type: REAL	Owner #: 97934
ROAD & BRIDGE	C	1,600	2,930	Legal: DURRENBERGER CLARENCE UN TR 5 TRIVISTA OPERATING AB 5 BURLESON J RRC 19333 UNIT 9919333 .061377 Royalty Interest Category: G1 Railroad #: 19333		
GIDDINGS ISD	C	1,600	2,930			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,600	1,010	1,920		
ROAD & BRIDGE		1,600	1,010	1,920		
GIDDINGS ISD		1,600	1,010	1,920		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	7,680	4,644	8,996		
ROAD & BRIDGE	7,680	4,644	8,996		
GIDDINGS ISD	7,680	4,644	8,996		

