

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

KISSMANN SHIRLEY
2980 FM 2440
GIDDINGS TX 78942-6400



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: 98017 2044

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	1,230	2,530	Lease: 22317	Type: REAL	Owner #: 98017
ROAD & BRIDGE	C	1,230	2,530	Legal: LEHMANN IRA #2RE		
GIDDINGS ISD	C	1,230	2,530	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #22317 LEE 91.7%		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.003460 Royalty Interest		
HB1984: The Appraised value of \$2,530 in 2024 as compared to \$5,310 in 2019 is a 52.35% decrease.				Category: G1		
				Railroad #: 22317		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	1,230	1,054	1,476			
ROAD & BRIDGE	1,230	1,054	1,476			
GIDDINGS ISD	1,230	1,054	1,476			

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	2,180	4,830	Lease: 720189	Type: REAL Owner #: 98017
ROAD & BRIDGE	C	2,180	4,830	Legal: WEEKS-LEHMANN UNIT W2	
GIDDINGS ISD	C	2,180	4,830	MAGNOLIA OIL & GAS	
				AB 11 HATFIELD B M	
				RRC 22266 DP 786023	
				.001730 Royalty Interest	
				Category: G1	
				Railroad #:	22266
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$4,830 in 2024 as compared to \$5,180 in 2019 is a 6.76% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	2,180	2,214	2,616		
ROAD & BRIDGE	2,180	2,214	2,616		
GIDDINGS ISD	2,180	2,214	2,616		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	3,410	3,268	4,092		
ROAD & BRIDGE	3,410	3,268	4,092		
GIDDINGS ISD	3,410	3,268	4,092		