

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

KNIPPA EMOGENE  
17502 SWANSBURY DR  
CYPRESS TX 77429-3408



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:	98038 2054
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	4,620	18,710	Lease: 11971 Type: REAL Owner #: 98038
ROAD & BRIDGE	C	4,620	18,710	Legal: HOOTKINS SUSIE
GIDDINGS ISD	C	4,620	18,710	TEX-LEE OPERATING CO
				AB 199 LUCAS C
				RRC #11971
				.055556 Royalty Interest
				Category: G1
				Railroad #: 11971
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$18,710 in 2024 as compared to \$8,230 in 2019 is a 127.34% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	4,620	13,166	5,544	
ROAD & BRIDGE	4,620	13,166	5,544	
GIDDINGS ISD	4,620	13,166	5,544	

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	1,050	2,150	Lease: 22301	Type: REAL Owner #: 98038
ROAD & BRIDGE	C	1,050	2,150	Legal: JOYCE UNIT	
GIDDINGS ISD	C	1,050	2,150	MAGNOLIA OIL & GAS	
				AB 348 WEBB T H	
				RRC #22301	
				.005389 Royalty Interest	
				Category: G1	
				Railroad #: 22301	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,150 in 2024 as compared to \$1,790 in 2019 is a 20.11% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,050	890	1,260		
ROAD & BRIDGE	1,050	890	1,260		
GIDDINGS ISD	1,050	890	1,260		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	1,670	3,990	Lease: 22678	Type: REAL Owner #: 98038
ROAD & BRIDGE	C	1,670	3,990	Legal: MARMIC	
DIME BOX ISD	C	1,670	3,990	ERNEST OPERATING CO	
				AB 3 BIRD T	
				RRC #22678	
				.027778 Royalty Interest	
				Category: G1	
				Railroad #: 22678	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,990 in 2024 as compared to \$1,700 in 2019 is a 134.71% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,670	1,986	2,004		
ROAD & BRIDGE	1,670	1,986	2,004		
DIME BOX ISD	1,670	1,986	2,004		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	7,340	16,042	8,808		
ROAD & BRIDGE	7,340	16,042	8,808		
GIDDINGS ISD	5,670	14,056	6,804		
DIME BOX ISD	1,670	1,986	2,004		