

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

HENDERSON DAVID F  
11531 SANDY LOAM TRAIL  
AUSTIN TX 78750-1533



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:	100738 1578
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	130	200	Lease: 18731	Type: REAL	Owner #: 100738
ROAD & BRIDGE	C	130	200	Legal: LEITKO UNIT		
GIDDINGS ISD	C	130	200	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #18731		
				.000603 Override Royalty		
				Category: G1		
				Railroad #: 18731		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$200 in 2024 as compared to \$90 in 2019 is a 122.22% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		130	44	156		
ROAD & BRIDGE		130	44	156		
GIDDINGS ISD		130	44	156		

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	140	320	Lease: 22870	Type: REAL	Owner #: 100738
ROAD & BRIDGE	C	140	320	Legal: STEGMUELLER #3		
DIME BOX ISD	C	140	320	WILDFIRE ENERGY OPER		
				AB 17 REEL RJW (BUR AB49 REEL)		
				RRC #22870 LEE 35% BURL 65%		
				.001863 Override Royalty		
				Category: G1		
				Railroad #: 22870		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$320 in 2024 as compared to \$60 in 2019 is a 433.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		140	152	168		
ROAD & BRIDGE		140	152	168		
DIME BOX ISD		140	152	168		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	350	490	Lease: 22963	Type: REAL	Owner #: 100738
ROAD & BRIDGE	C	350	490	Legal: GERDES-KNITTLE		
DIME BOX ISD	C	350	490	MAGNOLIA OIL & GAS		
				AB 17 REEL R J W		
				RRC #22963		
				.000824 Override Royalty		
				Category: G1		
				Railroad #: 22963		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$490 in 2024 as compared to \$660 in 2019 is a 25.76% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		350	70	420		
ROAD & BRIDGE		350	70	420		
DIME BOX ISD		350	70	420		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	960	1,870	Lease: 24523	Type: REAL	Owner #: 100738
ROAD & BRIDGE	C	960	1,870	Legal: WOLZ 1H & 2RE		
DIME BOX ISD	C	960	1,870	MAGNOLIA OIL & GAS		
				AB 22 WALLACE J Y		
				RRC #24523		
				.001421 Override Royalty		
				Category: G1		
				Railroad #: 24523		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,870 in 2024 as compared to \$1,130 in 2019 is a 65.49% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		960	718	1,152		
ROAD & BRIDGE		960	718	1,152		
DIME BOX ISD		960	718	1,152		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	90	160	Lease: 93654	Type: REAL	Owner #: 100738
ROAD & BRIDGE	C	90	160	Legal: HARRELL MARY B 3		
GIDDINGS ISD	C	90	160	MAGNOLIA OIL & GAS		
				AB 2 BEST H		
				RRC #093654		
				.002305 Override Royalty		
				Category: G1		
				Railroad #: 93654		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$160 in 2024 as compared to \$30 in 2019 is a 433.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		90	52	108		
ROAD & BRIDGE		90	52	108		
GIDDINGS ISD		90	52	108		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			80	Lease: 113312	Type: REAL	Owner #: 100738
ROAD & BRIDGE			80	Legal: WOLZ-BEST #2RE		
GIDDINGS ISD			80	MAGNOLIA OIL & GAS		
				AB 2 BEST H		
				RRC #113312		
				.000775 Override Royalty		
				Category: G1		
				Railroad #: 113312		
HB1984: The Appraised value of \$80 in 2024 as compared to \$110 in 2019 is a 27.27% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	80		
ROAD & BRIDGE		0	0	80		
GIDDINGS ISD		0	0	80		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,160	2,490	Lease: 720286	Type: REAL	Owner #: 100738
ROAD & BRIDGE	C	1,160	2,490	Legal: BUCKY BADGER W#H02BB		
GIDDINGS ISD	C	1,160	2,490	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295191		
				.000258 Override Royalty		
				Category: G1		
				Railroad #: 295191		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,160	1,098	1,392		
ROAD & BRIDGE		1,160	1,098	1,392		
GIDDINGS ISD		1,160	1,098	1,392		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	870	1,380	Lease: 720287	Type: REAL	Owner #: 100738
ROAD & BRIDGE	C	870	1,380	Legal: BUCKY BADGER UW W#H04BB		
GIDDINGS ISD	C	870	1,380	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295199		
				.000258 Override Royalty		
				Category: G1		
				Railroad #:	295199	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
		No 2019 Hist				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		870	336	1,044		
ROAD & BRIDGE		870	336	1,044		
GIDDINGS ISD		870	336	1,044		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	3,700	2,470	4,520		
ROAD & BRIDGE	3,700	2,470	4,520		
GIDDINGS ISD	2,250	1,530	2,780		
DIME BOX ISD	1,450	940	1,740		