

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

BOETHEL CAREY
& MICHAEL J SIMMANG
104 TIMBER RIDGE CV
AUSTIN TX 78733-3136



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: 104449 408

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		150	200	Lease: 20743 Type: REAL Owner #: 104449
ROAD & BRIDGE	C		150	200	Legal: TWO FINGERS UT #2RE
DIME BOX ISD	G C		70	100	MAGNOLIA OIL & GAS
GIDDINGS ISD	G C		70	100	AB 98 ESTES A RRC #20743
					.000349 Override Royalty Category: G1 Railroad #: 20743
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$200 in 2024 as compared to \$220 in 2019 is a 9.09% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		150	20	180	
ROAD & BRIDGE		150	20	180	
DIME BOX ISD		0	100	0	
GIDDINGS ISD		0	100	0	

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		150	260	Lease: 105504 Type: REAL Owner #: 104449
ROAD & BRIDGE	C		150	260	Legal: JANETTE #1
DIME BOX ISD	G	C	90	150	MAGNOLIA OIL & GAS
GIDDINGS ISD	G	C	60	110	AB 98 ESTES A RRC #105504
					.000573 Override Royalty Category: G1 Railroad #: 105504
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$260 in 2024 as compared to \$160 in 2019 is a 62.50% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		150	80	180	
ROAD & BRIDGE		150	80	180	
DIME BOX ISD		0	150	0	
GIDDINGS ISD		0	110	0	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY			70	70	Lease: 158022 Type: REAL Owner #: 104449
ROAD & BRIDGE			70	70	Legal: TWO FINGERS UNIT #1RE
GIDDINGS ISD	G		70	70	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022
					.000110 Override Royalty Category: G1 Railroad #: 158022
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$70 in 2024 as compared to \$70 in 2019 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		70	0	70	
ROAD & BRIDGE		70	0	70	
GIDDINGS ISD		0	70	0	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY	C		70	150	Lease: 720286 Type: REAL Owner #: 104449
ROAD & BRIDGE	C		70	150	Legal: BUCKY BADGER W#H02BB
GIDDINGS ISD	G	C	70	150	MAGNOLIA OIL & GAS AB 2 BEST H 2023 SUPP RRC 295191
					.000015 Override Royalty Category: G1 Railroad #: 295191
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		70	66	84	
ROAD & BRIDGE		70	66	84	
GIDDINGS ISD		0	150	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	80	Lease: 720287	Type: REAL	Owner #: 104449
ROAD & BRIDGE	C	50	80	Legal: BUCKY BADGER UW W#H04BB		
GIDDINGS ISD	G C	50	80	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295199		
				.000015 Override Royalty		
				Category: G1		
				Railroad #:	295199	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	20	60		
ROAD & BRIDGE		50	20	60		
GIDDINGS ISD		0	80	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	490	186	574		
ROAD & BRIDGE	490	186	574		
DIME BOX ISD	0	250	0		
GIDDINGS ISD	0	510	0		

