

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

info@leecad.net

832-243-9600

BARANOWSKI SHARON ANN  
13431 LAKECREST DR  
CYPRESS TX 77429-2647



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: 104453 194  
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 ROAD & BRIDGE GIDDINGS ISD	3,600 3,600 3,600	2,490 2,490 2,490	Lease: 22367 Type: REAL Owner #: 104453 Legal: RANDOLPH MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22367  .002669 Royalty Interest Category: G1 Railroad #: 22367
HB1984: The Appraised value of \$2,490 in 2024 as compared to \$4,130 in 2019 is a 39.71% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,600 3,600 3,600	0 0 0	2,490 2,490 2,490

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

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	240	340	Lease: 720275	Type: REAL	Owner #: 104453
ROAD & BRIDGE	C	240	340	Legal: BOONE C W#1H		
GIDDINGS ISD	C	240	340	MAGNOLIA OIL & GAS		
				AB 182 SHARP J		
				RRC 27997 LEE6%/FAY2%/WAS92%		
				.000288 Royalty Interest		
				Category: G1		
				Railroad #: 27997		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		240	52	288		
ROAD & BRIDGE		240	52	288		
GIDDINGS ISD		240	52	288		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	160	230	Lease: 720276	Type: REAL	Owner #: 104453
ROAD & BRIDGE	C	160	230	Legal: BOONE D W#1H		
GIDDINGS ISD	C	160	230	MAGNOLIA OIL & GAS		
				AB 182 SHARP J		
				RRC 27985 LEE6%/FAY2%/WAS92%		
				.000288 Royalty Interest		
				Category: G1		
				Railroad #: 27985		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		160	38	192		
ROAD & BRIDGE		160	38	192		
GIDDINGS ISD		160	38	192		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,750	2,460	Lease: 720282	Type: REAL	Owner #: 104453
ROAD & BRIDGE		2,750	2,460	Legal: BOONE A W#1H		
GIDDINGS ISD		2,750	2,460	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@66%	
				RRC 295037	WASH@34%	
				.000288 Royalty Interest		
				Category: G1		
				Railroad #: 295037		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,750	0	2,460		
ROAD & BRIDGE		2,750	0	2,460		
GIDDINGS ISD		2,750	0	2,460		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,750	2,650	Lease: 720283	Type: REAL	Owner #: 104453
ROAD & BRIDGE	C	1,750	2,650	Legal: BOONE B W#1H		
GIDDINGS ISD	C	1,750	2,650	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@40%	
				RRC 295073	WASH@60%	
				.000288 Royalty Interest		
				Category: G1		
				Railroad #:	295073	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,750	550	2,100		
ROAD & BRIDGE		1,750	550	2,100		
GIDDINGS ISD		1,750	550	2,100		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	8,500	640	7,530		
ROAD & BRIDGE	8,500	640	7,530		
GIDDINGS ISD	8,500	640	7,530		

