

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

EILERS SARA RUTH  
SEPARATE PROPERTY  
602 PERKINS LN  
BRENHAM TX 77833-4394



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: 104810 1034  
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  No 2019 Hist		10 10 10	Lease: 18340 Type: REAL Owner #: 104810 Legal: GARRETT TERESA UNIT MAGNOLIA OIL & GAS AB 2 BEST H RRC 286865 18340  .000857 Royalty Interest Category: G1 Railroad #: 18340
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	0	0	10
ROAD & BRIDGE	0	0	10
GIDDINGS ISD	0	0	10

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	120	170	Lease: 720275	Type: REAL	Owner #: 104810
ROAD & BRIDGE	C	120	170	Legal: BOONE C W#1H		
GIDDINGS ISD	C	120	170	MAGNOLIA OIL & GAS		
				AB 182 SHARP J		
				RRC 27997 LEE6%/FAY2%/WAS92%		
				.000144 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		120	26	144		
ROAD & BRIDGE		120	26	144		
GIDDINGS ISD		120	26	144		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	80	110	Lease: 720276	Type: REAL	Owner #: 104810
ROAD & BRIDGE	C	80	110	Legal: BOONE D W#1H		
GIDDINGS ISD	C	80	110	MAGNOLIA OIL & GAS		
				AB 182 SHARP J		
				RRC 27985 LEE6%/FAY2%/WAS92%		
				.000144 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		80	14	96		
ROAD & BRIDGE		80	14	96		
GIDDINGS ISD		80	14	96		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,370	1,230	Lease: 720282	Type: REAL	Owner #: 104810
ROAD & BRIDGE		1,370	1,230	Legal: BOONE A W#1H		
GIDDINGS ISD		1,370	1,230	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@66%	
				RRC 295037	WASH@34%	
				.000144 Royalty Interest		
				Category: G1		
				Railroad #: 295037		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,370	0	1,230		
ROAD & BRIDGE		1,370	0	1,230		
GIDDINGS ISD		1,370	0	1,230		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	870	1,330	Lease: 720283	Type: REAL	Owner #: 104810
ROAD & BRIDGE	C	870	1,330	Legal: BOONE B W#1H		
GIDDINGS ISD	C	870	1,330	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@40%	
				RRC 295073	WASH@60%	
				.000144 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		870	286	1,044		
ROAD & BRIDGE		870	286	1,044		
GIDDINGS ISD		870	286	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	2,440	326	2,524		
ROAD & BRIDGE	2,440	326	2,524		
GIDDINGS ISD	2,440	326	2,524		

