

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

BROWN JON S  
PO BOX 246  
PALESTINE TX 75802-0246



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: 104861 526

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	200	290	Lease: 12394 Type: REAL Owner #: 104861		
ROAD & BRIDGE	C	200	290	Legal: HARDWICK-BIGGS #1RE		
DIME BOX ISD	C	200	290	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #12394		
				.000130 Royalty Interest		
				Category: G1		
				Railroad #: 12394		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$290 in 2024 as compared to \$60 in 2019 is a 383.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		200	50	240		
ROAD & BRIDGE		200	50	240		
DIME BOX ISD		200	50	240		

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	470	810	Lease: 13687	Type: REAL	Owner #: 104861
ROAD & BRIDGE	C	470	810	Legal: CLEOPATRA UNIT I 1RE & 2H		
GIDDINGS ISD	C	470	810	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #13687		
				.000272 Royalty Interest		
				Category: G1		
				Railroad #: 13687		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$810 in 2024 as compared to \$90 in 2019 is a 800.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		470	246	564		
ROAD & BRIDGE		470	246	564		
GIDDINGS ISD		470	246	564		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	40	80	Lease: 18094	Type: REAL	Owner #: 104861
ROAD & BRIDGE	C	40	80	Legal: WARD "N"		
GIDDINGS ISD	C	40	80	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC #18094		
				.000194 Royalty Interest		
				Category: G1		
				Railroad #: 18094		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$80 in 2024 as compared to \$60 in 2019 is a 33.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		40	32	48		
ROAD & BRIDGE		40	32	48		
GIDDINGS ISD		40	32	48		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		30	30	Lease: 22573	Type: REAL	Owner #: 104861
ROAD & BRIDGE		30	30	Legal: STEGLICH ELSIE UNIT		
GIDDINGS ISD		30	30	MAGNOLIA OIL & GAS		
				AB 284 SNEED J H		
				RRC #22573		
				.000082 Royalty Interest		
				Category: G1		
				Railroad #: 22573		
HB1984: The Appraised value of \$30 in 2024 as compared to \$40 in 2019 is a 25.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	0	30		
ROAD & BRIDGE		30	0	30		
GIDDINGS ISD		30	0	30		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	100	140	Lease: 86219	Type: REAL	Owner #: 104861
ROAD & BRIDGE	C	100	140	Legal: LEITKO CURTIS #2		
GIDDINGS ISD	C	100	140	MAGNOLIA OIL & GAS		
				RRC #086219		
				.000262 Royalty Interest		
				Category: G1		
				Railroad #: 86219		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$140 in 2024 as compared to \$220 in 2019 is a 36.36% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		100	20	120		
ROAD & BRIDGE		100	20	120		
GIDDINGS ISD		100	20	120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		10	10	Lease: 103617	Type: REAL	Owner #: 104861
ROAD & BRIDGE		10	10	Legal: STRANGER T UNIT 4		
GIDDINGS ISD		10	10	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #103617		
				.000015 Royalty Interest		
				Category: G1		
				Railroad #: 103617		
HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	0	10		
ROAD & BRIDGE		10	0	10		
GIDDINGS ISD		10	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		50	30	Lease: 108671	Type: REAL	Owner #: 104861
ROAD & BRIDGE		50	30	Legal: LOU-ANN #1-RE		
GIDDINGS ISD		50	30	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC 26008		
				.000038 Override Royalty		
				Category: G1		
				Railroad #: 26008		
HB1984: The Appraised value of \$30 in 2024 as compared to \$40 in 2019 is a 25.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	0	30		
ROAD & BRIDGE		50	0	30		
GIDDINGS ISD		50	0	30		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		50	60	Lease: 720164	Type: REAL	Owner #: 104861
ROAD & BRIDGE		50	60	Legal: TRAPPER UNIT 9A		
GIDDINGS ISD		50	60	MAGNOLIA OIL & GAS		
				AB 284 SNEED J H		
				RRC 26375 DP 745939		
				.000061 Royalty Interest		
				Category: G1		
				Railroad #: 26375		
HB1984: The Appraised value of \$60 in 2024 as compared to \$70 in 2019 is a 14.29% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	0	60		
ROAD & BRIDGE		50	0	60		
GIDDINGS ISD		50	0	60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2019 Hist	1,440 1,440 1,440	1,500 1,500 1,500	Lease: 720241 Type: REAL Owner #: 104861 Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752  .000223 Royalty Interest Category: G1 Railroad #: 27722		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,440 1,440 1,440	0 0 0	1,500 1,500 1,500		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist		10 10 10	Lease: 720275 Type: REAL Owner #: 104861 Legal: BOONE C W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27997 LEE6%/FAY2%/WAS92%  .000005 Royalty Interest Category: G1 Railroad #: 27997		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	10 10 10	0 0 0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	50 50 50	40 40 40	Lease: 720282 Type: REAL Owner #: 104861 Legal: BOONE A W#1H MAGNOLIA OIL & GAS AB 182 SHARP J LEE@66% RRC 295037 WASH@34%  .000005 Royalty Interest Category: G1 Railroad #: 295037		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	30 30 30	50 50 50	Lease: 720283 Type: REAL Owner #: 104861 Legal: BOONE B W#1H MAGNOLIA OIL & GAS AB 182 SHARP J LEE@40% RRC 295073 WASH@60%  .000005 Royalty Interest Category: G1 Railroad #: 295073		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	14 14 14	36 36 36		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD          No 2019 Hist			10 10 10	Lease: 720286      Type: REAL      Owner #: 104861 Legal: BUCKY BADGER W#H02BB MAGNOLIA OIL & GAS AB 2 BEST H      2023 SUPP RRC 295191  .000001 Royalty Interest Category: G1 Railroad #: 295191		
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		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,470	372	2,688		
ROAD & BRIDGE	2,470	372	2,688		
DIME BOX ISD	1,640	50	1,740		
GIDDINGS ISD	830	322	948		

