

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

ALBRECHT WALLACE L REV TR  
331 STERLING PARK TER  
FRANKLIN TN 37069-6506



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: 106133 28  
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	700	1,450	Lease: 12139	Type: REAL	Owner #: 106133
ROAD & BRIDGE	C	700	1,450	Legal: RUTH ANNE 1RE		
DIME BOX ISD	C	700	1,450	DALLAS PETRO GROUP		
				AB 22 WALLACE J Y		
				RRC #12139		
				.002417 Royalty Interest		
				Category: G1		
				Railroad #: 12139		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,450 in 2024 as compared to \$850 in 2019 is a 70.59% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	700	610	840			
ROAD & BRIDGE	700	610	840			
DIME BOX ISD	700	610	840			

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

SEC 25.19

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OWNER #:

106133

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	540	920	Lease: 13687	Type: REAL	Owner #: 106133
ROAD & BRIDGE	C	540	920	Legal: CLEOPATRA UNIT I 1RE & 2H		
GIDDINGS ISD	C	540	920	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #13687		
				.000310 Royalty Interest		
				Category: G1		
				Railroad #: 13687		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$920 in 2024 as compared to \$100 in 2019 is a 820.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		540	272	648		
ROAD & BRIDGE		540	272	648		
GIDDINGS ISD		540	272	648		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			210	Lease: 14106	Type: REAL	Owner #: 106133
ROAD & BRIDGE			210	Legal: LONIE MAE #1-H		
GIDDINGS ISD			210	LEEXUS OIL LLC		
				AB 352 WILKERSON W L		
				RRC #14106		
				.000434 Royalty Interest		
				Category: G1		
				Railroad #: 14106		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	210		
ROAD & BRIDGE		0	0	210		
GIDDINGS ISD		0	0	210		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			270	Lease: 19209	Type: REAL	Owner #: 106133
ROAD & BRIDGE			270	Legal: WORMLEY		
GIDDINGS ISD			270	ERNEST OPERATING CO		
				AB 208 MOORE W H		
				RRC #19209		
				.002645 Royalty Interest		
				Category: G1		
				Railroad #: 19209		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	270		
ROAD & BRIDGE		0	0	270		
GIDDINGS ISD		0	0	270		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	10	30	Lease: 22738	Type: REAL	Owner #: 106133
ROAD & BRIDGE	C	10	30	Legal: MARTHA		
DIME BOX ISD	C	10	30	DALLAS PETRO GROUP		
				AB 22 WALLACE J Y		
				RRC #22738		
				.000235 Royalty Interest		
				Category: G1		
				Railroad #: 22738		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$30 in 2024 as compared to \$20 in 2019 is a 50.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	18	12		
ROAD & BRIDGE		10	18	12		
DIME BOX ISD		10	18	12		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	140 140 50 90	110 110 40 70	Lease: 23160 Type: REAL Owner #: 106133 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160  .000190 Royalty Interest Category: G1 Railroad #: 23160  HB1984: The Appraised value of \$110 in 2024 as compared to \$160 in 2019 is a 31.25% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	140 140 50 90	0 0 0 0	110 110 40 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 10 C 10 C 10	20 20 20	Lease: 85810 Type: REAL Owner #: 106133 Legal: LEITKO CURTIS #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #085810  .000167 Royalty Interest Category: G1 Railroad #: 85810  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	8 8 8	12 12 12

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 70 C 70 C 70	90 90 90	Lease: 86219 Type: REAL Owner #: 106133 Legal: LEITKO CURTIS #2 MAGNOLIA OIL & GAS  RRC #086219  .000170 Royalty Interest Category: G1 Railroad #: 86219  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$90 in 2024 as compared to \$140 in 2019 is a 35.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	6 6 6	84 84 84

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD  No 2019 Hist		90 90 40 60	Lease: 145246 Type: REAL Owner #: 106133 Legal: SHEPARD UNIT #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #145246  .001153 Royalty Interest Category: G1 Railroad #: 145246		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	0 0 0 0	0 0 0 0	90 90 40 60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		31,770 31,770 31,770	Lease: 720233 Type: REAL Owner #: 106133 Legal: DUNKIN UNIT W#H020B MAGNOLIA OIL & GAS AB 384 POPPONOE J 94%LEE RRC 27708 6%WASH  .000464 Royalty Interest Category: G1 Railroad #: 27708		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	31,770 31,770 31,770		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	13,470 13,470 13,470	11,990 11,990 11,990	Lease: 720281 Type: REAL Owner #: 106133 Legal: LONIE MAE A W#2H LEEUS OIL LLC AB 352 WILKERSON W 88%LEE RRC 28022 12%WAS  .001069 Royalty Interest Category: G1 Railroad #: 28022		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	13,470 13,470 13,470	0 0 0	11,990 11,990 11,990		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		4,820 4,820 4,820	Lease: 720296 Type: REAL Owner #: 106133 Legal: SPARKY W#H01SS MAGNOLIA OIL & GAS AB 165 DEWITT G LEE@73% RRC 28079 FAY@9%/WAS@18%  .000293 Royalty Interest Category: G1 Railroad #: 28079		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	4,820 4,820 4,820		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD          No 2019 Hist			3,180 3,180 3,180	Lease: 720297    Type: REAL    Owner #: 106133 Legal: SUNDEVIL W#H03SS MAGNOLIA OIL & GAS AB 165 DEWITT G    LEE@73% API 149.33548    FAY@9%/WAS@18%  .000282 Royalty Interest Category:    G1 Railroad #:    28102		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	3,180		
ROAD & BRIDGE		0	0	3,180		
GIDDINGS ISD		0	0	3,180		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	14,940	914	54,036		
ROAD & BRIDGE	14,940	914	54,036		
DIME BOX ISD	760	628	932		
GIDDINGS ISD	14,180	286	53,114		

