

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

HOWARD GWENDOLYN KAY  
PO BOX 6774  
LAWTON                      OK 73506



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:                      106271                      1696

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	230	490	Lease: 12139    Type: REAL    Owner #: 106271		
ROAD & BRIDGE	C	230	490	Legal: RUTH ANNE 1RE		
DIME BOX ISD	C	230	490	DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12139		
				.000813 Royalty Interest Category: G1 Railroad #: 12139		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$490 in 2024				as compared to \$280 in 2019 is a 75.00% increase.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		230	214	276		
ROAD & BRIDGE		230	214	276		
DIME BOX ISD		230	214	276		

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 ROAD & BRIDGE GIDDINGS ISD		20 20 20	Lease: 17468 Type: REAL Owner #: 106271 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468  .000104 Royalty Interest Category: G1 Railroad #: 17468  HB1984: The Appraised value of \$20 in 2024 as compared to \$10 in 2019 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,300 1,300 430 870	1,020 1,020 340 680	Lease: 23160 Type: REAL Owner #: 106271 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160  .001747 Royalty Interest Category: G1 Railroad #: 23160  HB1984: The Appraised value of \$1,020 in 2024 as compared to \$1,430 in 2019 is a 28.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,300 1,300 430 870	0 0 0 0	1,020 1,020 340 680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C C C	60 60 60	140 140 140
			Lease: 148761 Type: REAL Owner #: 106271 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761  .001881 Royalty Interest Category: G1 Railroad #: 148761  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$140 in 2024 as compared to \$10 in 2019 is a 1300.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	68 68 68	72 72 72

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,730	4,290	Lease: 720288	Type: REAL	Owner #: 106271
ROAD & BRIDGE	C	2,730	4,290	Legal: ZARAGOZA W#H062G		
GIDDINGS ISD	C	2,730	4,290	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J	2023 SUPP	
				RRC 295190		
				.000880 Royalty Interest		
				Category: G1		
				Railroad #:	295190	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,730	1,014	3,276		
ROAD & BRIDGE		2,730	1,014	3,276		
GIDDINGS ISD		2,730	1,014	3,276		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	4,320	1,296	4,664		
ROAD & BRIDGE	4,320	1,296	4,664		
DIME BOX ISD	660	214	616		
GIDDINGS ISD	3,660	1,082	4,048		

