

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

FORD GROUP FOUR  
%FRANK A FORD TRUSTEE  
PO BOX 457

DELAND FL 32721-0457



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:	106432 1187
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 G	50 50 50	20 20 20	Lease: 8 Type: REAL Owner #: 106432 Legal: GERDES GARWOOD UNIT TRACT CIRE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000107 Override Royalty Category: G1 Railroad #: 12519
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2024 as compared to \$130 in 2019 is a 84.62% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	50	0	20
ROAD & BRIDGE	50	0	20
GIDDINGS ISD	0	20	0

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  G	100 100 100	40 40 40	Lease: 9 Type: REAL Owner #: 106432 Legal: GERDES GARWOOD UNIT TRACT D2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000143 Override Royalty Category: G1 Railroad #: 12519		
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2024 as compared to \$190 in 2019 is a 78.95% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 0	0 0 40	40 40 0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  G	70 70 70	30 30 30	Lease: 10 Type: REAL Owner #: 106432 Legal: GERDES GARWOOD UNIT TRACT E2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000143 Override Royalty Category: G1 Railroad #: 12519		
Deductions: (G)=LESS THAN \$500 MIN INT 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 ROAD & BRIDGE DIME BOX ISD	70 70 0	0 0 30	30 30 0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  G	130 130 130	60 60 60	Lease: 11 Type: REAL Owner #: 106432 Legal: GERDES GARWOOD UNIT TRACT F1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000143 Override Royalty Category: G1 Railroad #: 12519		
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$60 in 2024 as compared to \$60 in 2019 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 0	0 0 60	60 60 0		

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY	C		10	60	Lease: 14903 Type: REAL Owner #: 106432
ROAD & BRIDGE	C		10	60	Legal: GERDES-BREDTHAUER -1-
GIDDINGS ISD	G C		10	60	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903  .000130 Override Royalty Category: G1 Railroad #: 14903
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED 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		10	48	12	
ROAD & BRIDGE		10	48	12	
GIDDINGS ISD		0	60	0	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY	C		10	20	Lease: 16116 Type: REAL Owner #: 106432
ROAD & BRIDGE	C		10	20	Legal: GERDES-BREDTHAUER UN 2
GIDDINGS ISD	G C		10	20	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116  .000040 Override Royalty Category: G1 Railroad #: 16116
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$20 in 2024 as compared to \$20 in 2019 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		10	8	12	
ROAD & BRIDGE		10	8	12	
GIDDINGS ISD		0	20	0	

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY	C		140	180	Lease: 16158 Type: REAL Owner #: 106432
ROAD & BRIDGE	C		140	180	Legal: DELLA
DIME BOX ISD	G C		110	140	MAGNOLIA OIL & GAS
GIDDINGS ISD	G C		30	40	AB 81 DOBBINS J RRC #16158  .000143 Override Royalty Category: G1 Railroad #: 16158
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		140	12	168	
ROAD & BRIDGE		140	12	168	
DIME BOX ISD		0	140	0	
GIDDINGS ISD		0	40	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	80	Lease: 22223	Type: REAL	Owner #: 106432
ROAD & BRIDGE	C	50	80	Legal: RAPPAPORT UNIT		
GIDDINGS ISD	G C	50	80	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22223		
				.000050 Override Royalty		
				Category: G1		
				Railroad #: 22223		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$80 in 2024 as compared to \$30 in 2019 is a 166.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	20	60		
ROAD & BRIDGE		50	20	60		
GIDDINGS ISD		0	80	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	70	Lease: 22834	Type: REAL	Owner #: 106432
ROAD & BRIDGE	C	30	70	Legal: WILL JESSIE		
GIDDINGS ISD	G C	30	70	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22834		
				.000058 Override Royalty		
				Category: G1		
				Railroad #: 22834		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$70 in 2024 as compared to \$20 in 2019 is a 250.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	34	36		
ROAD & BRIDGE		30	34	36		
GIDDINGS ISD		0	70	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	10	20	Lease: 22870	Type: REAL	Owner #: 106432
ROAD & BRIDGE	C	10	20	Legal: STEGMUELLER #3		
DIME BOX ISD	G C	10	20	WILDFIRE ENERGY OPER		
				AB 17 REEL RJW (BUR AB49 REEL)		
				RRC #22870 LEE 35% BURL 65%		
				.000115 Override Royalty		
				Category: G1		
				Railroad #: 22870		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$20 in 2024 as compared to \$in 2019 is a .00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	8	12		
ROAD & BRIDGE		10	8	12		
DIME BOX ISD		0	20	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		50	60	Lease: 22963	Type: REAL	Owner #: 106432
ROAD & BRIDGE		50	60	Legal: GERDES-KNITTLE		
DIME BOX ISD	G	50	60	MAGNOLIA OIL & GAS		
				AB 17 REEL R J W		
				RRC #22963		
				.000105 Override Royalty		
				Category: G1		
				Railroad #: 22963		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$60 in 2024 as compared to \$80 in 2019 is a 25.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	0	60		
ROAD & BRIDGE		50	0	60		
DIME BOX ISD		0	60	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	60	120	Lease: 24523	Type: REAL	Owner #: 106432
ROAD & BRIDGE	C	60	120	Legal: WOLZ 1H & 2RE		
DIME BOX ISD	G C	60	120	MAGNOLIA OIL & GAS		
				AB 22 WALLACE J Y		
				RRC #24523		
				.000088 Override Royalty		
				Category: G1		
				Railroad #: 24523		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$120 in 2024 as compared to \$70 in 2019 is a 71.43% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		60	48	72		
ROAD & BRIDGE		60	48	72		
DIME BOX ISD		0	120	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	10	190	Lease: 89602	Type: REAL	Owner #: 106432
ROAD & BRIDGE	C	10	190	Legal: GERDES GARWOOD G-1		
DIME BOX ISD	G C	10	190	MAGNOLIA OIL & GAS		
				AB 189 LAWRENCE C		
				RRC #089602		
				.000142 Override Royalty		
				Category: G1		
				Railroad #: 89602		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$190 in 2024 as compared to \$40 in 2019 is a 375.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	178	12		
ROAD & BRIDGE		10	178	12		
DIME BOX ISD		0	190	0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD G	10 10 10	10 10 10	Lease: 93654 Type: REAL Owner #: 106432 Legal: HARRELL MARY B 3 MAGNOLIA OIL & GAS AB 2 BEST H RRC #093654  .000143 Override Royalty Category: G1 Railroad #: 93654
Deductions: (G)=LESS THAN \$500 MIN INT No 2019 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 0	0 0 10	10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD G		10 10 10	Lease: 113312 Type: REAL Owner #: 106432 Legal: WOLZ-BEST #2RE MAGNOLIA OIL & GAS AB 2 BEST H RRC #113312  .000107 Override Royalty Category: G1 Railroad #: 113312
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2024 as compared to \$20 in 2019 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 10	10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD G C	60 60 60	130 130 130	Lease: 720286 Type: REAL Owner #: 106432 Legal: BUCKY BADGER W#H02BB MAGNOLIA OIL & GAS AB 2 BEST H 2023 SUPP RRC 295191  .000013 Override Royalty Category: G1 Railroad #: 295191
Deductions: (G)=LESS THAN \$500 MIN INT (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	60 60 0	58 58 130	72 72 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	40	70	Lease: 720287	Type: REAL	Owner #: 106432
ROAD & BRIDGE	C	40	70	Legal: BUCKY BADGER UW W#H04BB		
GIDDINGS ISD	G C	40	70	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295199		
				.000013 Override Royalty		
				Category: G1		
				Railroad #:	295199	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		40	22	48		
ROAD & BRIDGE		40	22	48		
GIDDINGS ISD		0	70	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	830	436	734		
ROAD & BRIDGE	830	436	734		
GIDDINGS ISD	0	550	0		
DIME BOX ISD	0	620	0		

