

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

HARDEN JAMES L III
13521 W WESLEY AVE
LAKEWOOD CO 80228



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: 107391 1492
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	200 200 200	80 80 80	Lease: 8 Type: REAL Owner #: 107391 Legal: GERDES GARWOOD UNIT TRACT C1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .000429 Override Royalty Category: G1 Railroad #: 12519
HB1984: The Appraised value of \$80 in 2024 as compared to \$540 in 2019 is a 85.19% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	0 0 0	80 80 80

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 ROAD & BRIDGE GIDDINGS ISD	410 410 410	170 170 170	Lease: 9 Type: REAL Owner #: 107391 Legal: GERDES GARWOOD UNIT TRACT D2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .000573 Override Royalty Category: G1 Railroad #: 12519 HB1984: The Appraised value of \$170 in 2024 as compared to \$770 in 2019 is a 77.92% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	410 410 410	0 0 0	170 170 170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	260 260 260	110 110 110	Lease: 10 Type: REAL Owner #: 107391 Legal: GERDES GARWOOD UNIT TRACT E2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .000573 Override Royalty Category: G1 Railroad #: 12519 HB1984: The Appraised value of \$110 in 2024 as compared to \$70 in 2019 is a 57.14% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	260 260 260	0 0 0	110 110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	530 530 530	220 220 220	Lease: 11 Type: REAL Owner #: 107391 Legal: GERDES GARWOOD UNIT TRACT F1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .000573 Override Royalty Category: G1 Railroad #: 12519 HB1984: The Appraised value of \$220 in 2024 as compared to \$230 in 2019 is a 4.35% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	530 530 530	0 0 0	220 220 220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	240 240 240	Lease: 14903 Type: REAL Owner #: 107391 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903 .000521 Override Royalty Category: G1 Railroad #: 14903 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$240 in 2024 as compared to \$280 in 2019 is a 14.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	180 180 180	60 60 60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	70	Lease: 16116	Type: REAL	Owner #: 107391
ROAD & BRIDGE	C	30	70	Legal: GERDES-BREDTHAUER UN 2		
GIDDINGS ISD	C	30	70	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #16116		
				.000159 Override Royalty		
				Category: G1		
				Railroad #: 16116		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$70 in 2024 as compared to \$80 in 2019 is a 12.50% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	34	36		
ROAD & BRIDGE		30	34	36		
GIDDINGS ISD		30	34	36		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	540	710	Lease: 16158	Type: REAL	Owner #: 107391
ROAD & BRIDGE	C	540	710	Legal: DELLA		
DIME BOX ISD	C	430	570	MAGNOLIA OIL & GAS		
GIDDINGS ISD	C	110	140	AB 81 DOBBINS J		
				RRC #16158		
				.000573 Override Royalty		
				Category: G1		
				Railroad #: 16158		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		540	62	648		
ROAD & BRIDGE		540	62	648		
DIME BOX ISD		430	54	516		
GIDDINGS ISD		110	8	132		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	180	320	Lease: 22223	Type: REAL	Owner #: 107391
ROAD & BRIDGE	C	180	320	Legal: RAPPAPORT UNIT		
GIDDINGS ISD	C	180	320	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22223		
				.000198 Override Royalty		
				Category: G1		
				Railroad #: 22223		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$320 in 2024 as compared to \$140 in 2019 is a 128.57% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		180	104	216		
ROAD & BRIDGE		180	104	216		
GIDDINGS ISD		180	104	216		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	120	290	Lease: 22834	Type: REAL	Owner #: 107391
ROAD & BRIDGE	C	120	290	Legal: WILL JESSIE		
GIDDINGS ISD	C	120	290	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22834		
				.000233 Override Royalty		
				Category: G1		
				Railroad #: 22834		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$290 in 2024 as compared to \$70 in 2019 is a 314.29% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		120	146	144		
ROAD & BRIDGE		120	146	144		
GIDDINGS ISD		120	146	144		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	80	Lease: 22870	Type: REAL	Owner #: 107391
ROAD & BRIDGE	C	30	80	Legal: STEGMUELLER #3		
DIME BOX ISD	C	30	80	WILDFIRE ENERGY OPER		
				AB 17 REEL RJW (BUR AB49 REEL)		
				RRC #22870 LEE 35% BURL 65%		
				.000462 Override Royalty		
				Category: G1		
				Railroad #: 22870		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$80 in 2024 as compared to \$10 in 2019 is a 700.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	44	36		
ROAD & BRIDGE		30	44	36		
DIME BOX ISD		30	44	36		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	180	250	Lease: 22963	Type: REAL	Owner #: 107391
ROAD & BRIDGE	C	180	250	Legal: GERDES-KNITTLE		
DIME BOX ISD	C	180	250	MAGNOLIA OIL & GAS		
				AB 17 REEL R J W		
				RRC #22963		
				.000420 Override Royalty		
				Category: G1		
				Railroad #: 22963		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$250 in 2024 as compared to \$340 in 2019 is a 26.47% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		180	34	216		
ROAD & BRIDGE		180	34	216		
DIME BOX ISD		180	34	216		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	240	460	Lease: 24523	Type: REAL	Owner #: 107391
ROAD & BRIDGE	C	240	460	Legal: WOLZ 1H & 2RE		
DIME BOX ISD	C	240	460	MAGNOLIA OIL & GAS		
				AB 22 WALLACE J Y		
				RRC #24523		
				.000353 Override Royalty		
				Category: G1		
				Railroad #: 24523		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$460 in 2024 as compared to \$280 in 2019 is a 64.29% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		240	172	288		
ROAD & BRIDGE		240	172	288		
DIME BOX ISD		240	172	288		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	750	Lease: 89602	Type: REAL	Owner #: 107391
ROAD & BRIDGE	C	50	750	Legal: GERDES GARWOOD G-1		
DIME BOX ISD	C	50	750	MAGNOLIA OIL & GAS		
				AB 189 LAWRENCE C		
				RRC #089602		
				.000573 Override Royalty		
				Category: G1		
				Railroad #: 89602		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$750 in 2024 as compared to \$180 in 2019 is a 316.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	690	60		
ROAD & BRIDGE		50	690	60		
DIME BOX ISD		50	690	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20	40	Lease: 93654	Type: REAL	Owner #: 107391
ROAD & BRIDGE	C	20	40	Legal: HARRELL MARY B 3		
GIDDINGS ISD	C	20	40	MAGNOLIA OIL & GAS		
				AB 2 BEST H		
				RRC #093654		
				.000573 Override Royalty		
				Category: G1		
				Railroad #: 93654		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$40 in 2024 as compared to \$10 in 2019 is a 300.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	16	24		
ROAD & BRIDGE		20	16	24		
GIDDINGS ISD		20	16	24		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		40 40 40	Lease: 113312 Type: REAL Owner #: 107391 Legal: WOLZ-BEST #2RE MAGNOLIA OIL & GAS AB 2 BEST H RRC #113312 .000430 Override Royalty Category: G1 Railroad #: 113312 HB1984: The Appraised value of \$40 in 2024 as compared to \$60 in 2019 is a 33.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 230 C 230 C 230	500 500 500	Lease: 720286 Type: REAL Owner #: 107391 Legal: BUCKY BADGER W#H02BB MAGNOLIA OIL & GAS AB 2 BEST H 2023 SUPP RRC 295191 .000052 Override Royalty Category: G1 Railroad #: 295191 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	230 230 230	224 224 224	276 276 276

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 170 C 170 C 170	280 280 280	Lease: 720287 Type: REAL Owner #: 107391 Legal: BUCKY BADGER UW W#H04BB MAGNOLIA OIL & GAS AB 2 BEST H 2023 SUPP RRC 295199 .000052 Override Royalty Category: G1 Railroad #: 295199 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	170 170 170	76 76 76	204 204 204

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	3,240	1,782	2,828		
ROAD & BRIDGE	3,240	1,782	2,828		
GIDDINGS ISD	1,520	788	1,382		
DIME BOX ISD	1,720	994	1,446		