

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

HIBBELER DONNA JEAN
4125 CR 365
CALDWELL TX 77836



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: 107405 1611
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 DIME BOX ISD	1,840 1,840 1,840	1,940 1,940 1,940	Lease: 11992 Type: REAL Owner #: 107405 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992 .002500 Override Royalty Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$1,940 in 2024 as compared to \$2,790 in 2019 is a 30.47% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,840 1,840 1,840	0 0 0	1,940 1,940 1,940

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	C	10	160	Lease: 14513	Type: REAL	Owner #: 107405
ROAD & BRIDGE	C	10	160	Legal: J E T 1RE/2RE		
GIDDINGS ISD	C	10	160	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #14513		
				.001363 Override Royalty		
				Category: G1		
				Railroad #: 14513		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$160 in 2024 as compared to \$490 in 2019 is a 67.35% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	148	12		
ROAD & BRIDGE		10	148	12		
GIDDINGS ISD		10	148	12		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		30	30	Lease: 18984	Type: REAL	Owner #: 107405
ROAD & BRIDGE		30	30	Legal: PAMELA 1RE & 2RE		
GIDDINGS ISD		30	30	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #18984 LEE 80% WASH 20%		
				.000033 Override Royalty		
				Category: G1		
				Railroad #: 18984		
HB1984: The Appraised value of \$30 in 2024 as compared to \$50 in 2019 is a 40.00% 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			20	Lease: 121427	Type: REAL	Owner #: 107405
ROAD & BRIDGE			20	Legal: WATT COLVINS #1A		
GIDDINGS ISD			20	MAGNOLIA OIL & GAS		
				AB 2 BEST H & 89 DARE G		
				RRC #121427		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 121427		
HB1984: The Appraised value of \$20 in 2024 as compared to \$60 in 2019 is a 66.67% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	20		
ROAD & BRIDGE		0	0	20		
GIDDINGS ISD		0	0	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		260	230	Lease: 143718	Type: REAL	Owner #: 107405
ROAD & BRIDGE		260	230	Legal: AMERICA UNIT #1		
GIDDINGS ISD		260	230	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #143718		
				.001117 Override Royalty		
				Category: G1		
				Railroad #: 143718		
HB1984: The Appraised value of \$230 in 2024 as compared to \$280 in 2019 is a 17.86% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		260	0	230		
ROAD & BRIDGE		260	0	230		
GIDDINGS ISD		260	0	230		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	140	200	Lease: 145246	Type: REAL Owner #: 107405
ROAD & BRIDGE	C	140	200	Legal: SHEPARD UNIT #1	
DIME BOX ISD	C	60	80	MAGNOLIA OIL & GAS	
GIDDINGS ISD	C	80	120	AB 98 ESTES A	
				RRC #145246	
				.002500 Override Royalty	
				Category: G1	
				Railroad #: 145246	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$200 in 2024 as compared to \$170 in 2019 is a 17.65% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	140	32	168		
ROAD & BRIDGE	140	32	168		
DIME BOX ISD	60	8	72		
GIDDINGS ISD	80	24	96		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	280	990	Lease: 720135	Type: REAL Owner #: 107405
ROAD & BRIDGE	C	280	990	Legal: WESTBROOK W#1A	
GIDDINGS ISD	C	280	990	MAGNOLIA OIL & GAS	
				AB 98 ESTES A	
				RRC #225323	
				.002500 Override Royalty	
				Category: G1	
				Railroad #: 225323	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$990 in 2024 as compared to \$760 in 2019 is a 30.26% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	280	654	336		
ROAD & BRIDGE	280	654	336		
GIDDINGS ISD	280	654	336		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,560	834	2,736		
ROAD & BRIDGE	2,560	834	2,736		
DIME BOX ISD	1,900	8	2,012		
GIDDINGS ISD	660	826	724		

