

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

BUCKLEY MARGARET E MCCHRYSTAL
5001 WOODWAY DR #1706
HOUSTON TX 77056-1701



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: 107423 546
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	4,520	6,070	Lease: 25406 Type: REAL Owner #: 107423
ROAD & BRIDGE	C	4,520	6,070	Legal: RUTHVEN-BISETT CO-OP UNIT 1
GIDDINGS ISD	C	4,520	6,070	MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406 .005614 Royalty Interest Category: G1 Railroad #: 25406
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$6,070 in 2024 as compared to \$3,600 in 2019 is a 68.61% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	4,520	646	5,424	
ROAD & BRIDGE	4,520	646	5,424	
GIDDINGS ISD	4,520	646	5,424	

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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1375

OWNER #:

107423

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,100	5,480	Lease: 720142	Type: REAL	Owner #: 107423
ROAD & BRIDGE	C	2,100	5,480	Legal: RUTHVEN SHIRLEY #1 & 2		
GIDDINGS ISD	C	2,100	5,480	MAGNOLIA OIL & GAS		
				AB 164 MCCOY C J		
				RRC #22496		
				.012266 Royalty Interest		
				Category: G1		
				Railroad #: 22496		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$5,480 in 2024 as compared to \$18,080 in 2019 is a 69.69% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,100	2,960	2,520		
ROAD & BRIDGE		2,100	2,960	2,520		
GIDDINGS ISD		2,100	2,960	2,520		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	29,530	1,456,030	Lease: 720233	Type: REAL	Owner #: 107423
ROAD & BRIDGE	C	29,530	1,456,030	Legal: DUNKIN UNIT W#H020B		
GIDDINGS ISD	C	29,530	1,456,030	MAGNOLIA OIL & GAS		
				AB 384 POPPONO E J	94%LEE	
				RRC 27708	6%WASH	
				.021270 Royalty Interest		
				Category: G1		
				Railroad #: 27708		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,456,030 in 2024 as compared to \$227,360 in 2019 is a 540.41% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		29,530	1,420,594	35,436		
ROAD & BRIDGE		29,530	1,420,594	35,436		
GIDDINGS ISD		29,530	1,420,594	35,436		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	56,610	70,490	Lease: 720268	Type: REAL	Owner #: 107423
ROAD & BRIDGE	C	56,610	70,490	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	56,610	70,490	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.004505 Royalty Interest		
				Category: G1		
				Railroad #: 27973		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		56,610	2,558	67,932		
ROAD & BRIDGE		56,610	2,558	67,932		
GIDDINGS ISD		56,610	2,558	67,932		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	55,330 55,330 55,330	50,010 50,010 50,010	Lease: 720269 Type: REAL Owner #: 107423 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .004505 Royalty Interest Category: G1 Railroad #: 27974		
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	55,330 55,330 55,330	0 0 0	50,010 50,010 50,010		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	56,130 56,130 56,130	86,330 86,330 86,330	Lease: 720270 Type: REAL Owner #: 107423 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .004505 Royalty Interest Category: G1 Railroad #: 27975		
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	56,130 56,130 56,130	18,974 18,974 18,974	67,356 67,356 67,356		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	15,440 15,440 15,440	13,740 13,740 13,740	Lease: 720281 Type: REAL Owner #: 107423 Legal: LONIE MAE A W#2H LEEXUS OIL LLC AB 352 WILKERSON W 88%LEE RRC 28022 12%WAS .001225 Royalty Interest Category: G1 Railroad #: 28022		
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	15,440 15,440 15,440	0 0 0	13,740 13,740 13,740		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,240 4,240 4,240	3,950 3,950 3,950	Lease: 720284 Type: REAL Owner #: 107423 Legal: ZION LODGE W#H012N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@38% RRC 28092 WASH@62% .000900 Royalty Interest Category: G1 Railroad #: 28092		
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,240 4,240 4,240	0 0 0	3,950 3,950 3,950		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	7,250 7,250 7,250	5,820 5,820 5,820	Lease: 720285 Type: REAL Owner #: 107423 Legal: ZION RIVER W#H03ZN MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@46% RRC 28093 WASH@54% .000900 Royalty Interest Category: G1 Railroad #: 28093
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,250 7,250 7,250	0 0 0	5,820 5,820 5,820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist		221,040 221,040 221,040	Lease: 720296 Type: REAL Owner #: 107423 Legal: SPARKY W#H01SS MAGNOLIA OIL & GAS AB 165 DEWITT G LEE@73% RRC 28079 FAY@9%/WAS@18% .013438 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	221,040 221,040 221,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist		145,940 145,940 145,940	Lease: 720297 Type: REAL Owner #: 107423 Legal: SUNDEVIL W#H03SS MAGNOLIA OIL & GAS AB 165 DEWITT G LEE@73% API 149.33548 FAY@9%/WAS@18% .012949 Royalty Interest Category: G1 Railroad #: 28102
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	145,940 145,940 145,940

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	231,150	1,445,732	619,168		
ROAD & BRIDGE	231,150	1,445,732	619,168		
GIDDINGS ISD	231,150	1,445,732	619,168		