

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

BIRCH ROYALTIES LLC
% MERIT ADVISORS LP
PO BOX 330
GAINESVILLE TX 76241-0330



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: 107432 355
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	760	1,230	Lease: 12953	Type: REAL	Owner #: 107432
ROAD & BRIDGE	C	760	1,230	Legal: WESTBROOK 2-A		
GIDDINGS ISD	C	760	1,230	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #12953		Agent: 574
				.004635 Royalty Interest		
				Category: G1		
				Railroad #: 12953		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,230 in 2024 as compared to \$1,070 in 2019 is a 14.95% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		760	318	912		
ROAD & BRIDGE		760	318	912		
GIDDINGS ISD		760	318	912		

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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897

OWNER #:

107432

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	620	Lease: 14513	Type: REAL	Owner #: 107432
ROAD & BRIDGE	C	50	620	Legal: J E T 1RE/2RE		
GIDDINGS ISD	C	50	620	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #14513		
					Agent: 574	
				.005428 Royalty Interest		
				Category: G1		
				Railroad #: 14513		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$620 in 2024 as compared to \$1,970 in 2019 is a 68.53% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	560	60		
ROAD & BRIDGE		50	560	60		
GIDDINGS ISD		50	560	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	990	3,170	Lease: 17799	Type: REAL	Owner #: 107432
ROAD & BRIDGE	C	990	3,170	Legal: IRICK LEE		
DIME BOX ISD	C	990	3,170	POCO LLC		
				AB 17 REEL R J W		
				RRC #17799		
					Agent: 574	
				.004634 Royalty Interest		
				Category: G1		
				Railroad #: 17799		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,170 in 2024 as compared to \$90 in 2019 is a 3422.22% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		990	1,982	1,188		
ROAD & BRIDGE		990	1,982	1,188		
DIME BOX ISD		990	1,982	1,188		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,580	2,190	Lease: 22963	Type: REAL	Owner #: 107432
ROAD & BRIDGE	C	1,580	2,190	Legal: GERDES-KNITTLE		
DIME BOX ISD	C	1,580	2,190	MAGNOLIA OIL & GAS		
				AB 17 REEL R J W		
				RRC #22963		
					Agent: 574	
				.003708 Royalty Interest		
				Category: G1		
				Railroad #: 22963		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,190 in 2024 as compared to \$2,960 in 2019 is a 26.01% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,580	294	1,896		
ROAD & BRIDGE		1,580	294	1,896		
DIME BOX ISD		1,580	294	1,896		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	1,330	2,930	Lease: 157259 Type: REAL	Owner #: 107432
ROAD & BRIDGE	C	1,330	2,930	Legal: REIM MILTON #1	
DIME BOX ISD	C	1,330	2,930	POCO LLC AB 17 REEL R J W RRC #157259	Agent: 574
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED			
		HB1984: The Appraised value of \$2,930 in 2024 as compared to \$2,030 in 2019 is a 44.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,330	1,334	1,596		
ROAD & BRIDGE	1,330	1,334	1,596		
DIME BOX ISD	1,330	1,334	1,596		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	1,050	3,790	Lease: 720135 Type: REAL	Owner #: 107432
ROAD & BRIDGE	C	1,050	3,790	Legal: WESTBROOK W#1A	
GIDDINGS ISD	C	1,050	3,790	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #225323	Agent: 574
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED			
		HB1984: The Appraised value of \$3,790 in 2024 as compared to \$2,920 in 2019 is a 29.79% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,050	2,530	1,260		
ROAD & BRIDGE	1,050	2,530	1,260		
GIDDINGS ISD	1,050	2,530	1,260		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	5,760	7,018	6,912		
ROAD & BRIDGE	5,760	7,018	6,912		
GIDDINGS ISD	1,860	3,408	2,232		
DIME BOX ISD	3,900	3,610	4,680		

