

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

FRANCIS MARY L
4318 TREEHOUSE DR
SAN ANTONIO TX 78222-3701



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: 107462 1212

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	400 400 400	300 300 300	Lease: 157285 Type: REAL Owner #: 107462 Legal: TARVER #1H MAGNOLIA OIL & GAS AB 98 ESTES A RRC #157285 .007292 Royalty Interest Category: G1 Railroad #: 157285
HB1984: The Appraised value of \$300 in 2024 as compared to \$970 in 2019 is a 69.07% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	400 400 400	0 0 0	300 300 300

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	10,900	23,420	Lease: 720286	Type: REAL	Owner #: 107462
ROAD & BRIDGE	C	10,900	23,420	Legal: BUCKY BADGER W#H02BB		
GIDDINGS ISD	C	10,900	23,420	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295191		
				.002430 Royalty Interest		
				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		10,900	10,340	13,080		
ROAD & BRIDGE		10,900	10,340	13,080		
GIDDINGS ISD		10,900	10,340	13,080		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	8,150	13,020	Lease: 720287	Type: REAL	Owner #: 107462
ROAD & BRIDGE	C	8,150	13,020	Legal: BUCKY BADGER UW W#H04BB		
GIDDINGS ISD	C	8,150	13,020	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295199		
				.002430 Royalty Interest		
				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		8,150	3,240	9,780		
ROAD & BRIDGE		8,150	3,240	9,780		
GIDDINGS ISD		8,150	3,240	9,780		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	19,450	13,580	23,160		
ROAD & BRIDGE	19,450	13,580	23,160		
GIDDINGS ISD	19,450	13,580	23,160		