

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

DOWD PATRICIA SIMS
SEPARATE PROPERTY
3455 WINOLA AVE S
SALEM OR 97302-5641



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:	108761 951
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	270	400	Lease: 13626	Type: REAL	Owner #: 108761
ROAD & BRIDGE	C	270	400	Legal: MARIE OL UNIT #1		
GIDDINGS ISD	C	270	400	MAGNOLIA OIL & GAS		
				AB 20 VARELMAN J D		
				RRC #13626		
				.001267 Override Royalty		
				Category: G1		
				Railroad #: 13626		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$400 in 2024 as compared to \$210 in 2019 is a 90.48% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		270	76	324		
ROAD & BRIDGE		270	76	324		
GIDDINGS ISD		270	76	324		

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,

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	170	490	Lease: 14814	Type: REAL Owner #: 108761
ROAD & BRIDGE	C	170	490	Legal: WOLF-SIMPSON 1 RE	
GIDDINGS ISD	C	170	490	MAGNOLIA OIL & GAS	
				AB 18 SPARKS M	
				RRC #14814	
				.000113 Override Royalty	
				Category: G1	
				Railroad #: 14814	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$490 in 2024 as compared to \$70 in 2019 is a 600.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	170	286	204		
ROAD & BRIDGE	170	286	204		
GIDDINGS ISD	170	286	204		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		20	20	Lease: 15544	Type: REAL Owner #: 108761
ROAD & BRIDGE		20	20	Legal: LENOISE UNIT	
GIDDINGS ISD		20	20	MAGNOLIA OIL & GAS	
				AB 32 BARKER J	
				RRC #15544	
				.000468 Override Royalty	
				Category: G1	
				Railroad #: 15544	
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	20	0	20		
ROAD & BRIDGE	20	0	20		
GIDDINGS ISD	20	0	20		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	460	362	548		
ROAD & BRIDGE	460	362	548		
GIDDINGS ISD	460	362	548		