

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

KNITTEL ROBERT THAD III  
204 EMILE ST  
BRENNHAM TX 77833



APPAISAL 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: 108790 2064

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR  
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE  
APPAISAL 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	2,490	4,020	Lease: 12953	Type: REAL      Owner #: 108790
ROAD & BRIDGE	C	2,490	4,020	Legal: WESTBROOK 2-A	
GIDDINGS ISD	C	2,490	4,020	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.015137 Royalty Interest	
HB1984: The Appraised value of \$4,020 in 2024 as compared to \$3,490 in 2019 is a 15.19% increase.				Category: G1	
				Railroad #: 12953	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	2,490	1,032	2,988		
ROAD & BRIDGE	2,490	1,032	2,988		
GIDDINGS ISD	2,490	1,032	2,988		

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	2,030	Lease: 14513	Type: REAL	Owner #: 108790
ROAD & BRIDGE	C	170	2,030	Legal: J E T 1RE/2RE		
GIDDINGS ISD	C	170	2,030	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #14513		
				.017722 Royalty Interest		
				Category: G1		
				Railroad #: 14513		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,030 in 2024 as compared to \$6,430 in 2019 is a 68.43% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		170	1,826	204		
ROAD & BRIDGE		170	1,826	204		
GIDDINGS ISD		170	1,826	204		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,230	10,350	Lease: 17799	Type: REAL	Owner #: 108790
ROAD & BRIDGE	C	3,230	10,350	Legal: IRICK LEE		
DIME BOX ISD	C	3,230	10,350	POCO LLC		
				AB 17 REEL R J W		
				RRC #17799		
				.015137 Royalty Interest		
				Category: G1		
				Railroad #: 17799		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$10,350 in 2024 as compared to \$310 in 2019 is a 3238.71% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,230	6,474	3,876		
ROAD & BRIDGE		3,230	6,474	3,876		
DIME BOX ISD		3,230	6,474	3,876		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	5,150	7,150	Lease: 22963	Type: REAL	Owner #: 108790
ROAD & BRIDGE	C	5,150	7,150	Legal: GERDES-KNITTLE		
DIME BOX ISD	C	5,150	7,150	MAGNOLIA OIL & GAS		
				AB 17 REEL R J W		
				RRC #22963		
				.012107 Royalty Interest		
				Category: G1		
				Railroad #: 22963		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$7,150 in 2024 as compared to \$9,660 in 2019 is a 25.98% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		5,150	970	6,180		
ROAD & BRIDGE		5,150	970	6,180		
DIME BOX ISD		5,150	970	6,180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	4,360	9,580	Lease: 157259	Type: REAL	Owner #: 108790
ROAD & BRIDGE	C	4,360	9,580	Legal: REIM MILTON #1		
DIME BOX ISD	C	4,360	9,580	POCO LLC		
				AB 17 REEL R J W		
				RRC #157259		
				.015052 Royalty Interest		
				Category: G1		
				Railroad #: 157259		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$9,580 in 2024 as compared to \$6,620 in 2019 is a 44.71% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	4,360	4,348	5,232			
ROAD & BRIDGE	4,360	4,348	5,232			
DIME BOX ISD	4,360	4,348	5,232			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,440	12,370	Lease: 720135	Type: REAL	Owner #: 108790
ROAD & BRIDGE	C	3,440	12,370	Legal: WESTBROOK W#1A		
GIDDINGS ISD	C	3,440	12,370	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #225323		
				.031250 Royalty Interest		
				Category: G1		
				Railroad #: 225323		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$12,370 in 2024 as compared to \$9,550 in 2019 is a 29.53% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	3,440	8,242	4,128			
ROAD & BRIDGE	3,440	8,242	4,128			
GIDDINGS ISD	3,440	8,242	4,128			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	18,840	22,892	22,608		
ROAD & BRIDGE	18,840	22,892	22,608		
GIDDINGS ISD	6,100	11,100	7,320		
DIME BOX ISD	12,740	11,792	15,288		

