

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

CARAWAY CYNTHIA JOYCE  
4452 US HIGHWAY 80 W  
PHENIX CITY AL 36870-8519



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: 108839 609

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	20	40	Lease: 14106	Type: REAL	Owner #: 108839
ROAD & BRIDGE	C	20	40	Legal: LONIE MAE #1-H		
GIDDINGS ISD	C	20	40	LEEKUS OIL LLC		
				AB 352 WILKERSON W L		
				RRC #14106		
				.000087 Royalty Interest		
				Category: G1		
				Railroad #: 14106		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	16	24		
ROAD & BRIDGE		20	16	24		
GIDDINGS ISD		20	16	24		

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	130	6,370	Lease: 720233	Type: REAL Owner #: 108839
ROAD & BRIDGE	C	130	6,370	Legal: DUNKIN UNIT W#H020B	
GIDDINGS ISD	C	130	6,370	MAGNOLIA OIL & GAS	
				AB 384 POPPNOE J	94%LEE
				RRC 27708	6%WASH
				.000093 Royalty Interest	
				Category: G1	
				Railroad #:	27708
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$6,370 in 2024 as compared to \$990 in 2019 is a 543.43% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	130	6,214	156		
ROAD & BRIDGE	130	6,214	156		
GIDDINGS ISD	130	6,214	156		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY			970	Lease: 720296	Type: REAL Owner #: 108839
ROAD & BRIDGE			970	Legal: SPARKY W#H01SS	
GIDDINGS ISD			970	MAGNOLIA OIL & GAS	
				AB 165 DEWITT G	LEE@73%
				RRC 28079	FAY@9%/WAS@18%
				.000059 Royalty Interest	
				Category: G1	
				Railroad #:	28079
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	0	0	970		
ROAD & BRIDGE	0	0	970		
GIDDINGS ISD	0	0	970		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY			630	Lease: 720297	Type: REAL Owner #: 108839
ROAD & BRIDGE			630	Legal: SUNDEVIL W#H03SS	
GIDDINGS ISD			630	MAGNOLIA OIL & GAS	
				AB 165 DEWITT G	LEE@73%
				API 149.33548	FAY@9%/WAS@18%
				.000056 Royalty Interest	
				Category: G1	
				Railroad #:	28102
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	0	0	630		
ROAD & BRIDGE	0	0	630		
GIDDINGS ISD	0	0	630		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	150	6,230	1,780		
ROAD & BRIDGE	150	6,230	1,780		
GIDDINGS ISD	150	6,230	1,780		