

info@leecad.net

ALSOBROOK STEVEN  
1407 GRAND AVE  
CLEBURNE TX 76033

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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: 108848 70  
VISIT [WWW.PANDAI.COM](http://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	30	70	Lease: 14106 Type: REAL Owner #: 108848		
ROAD & BRIDGE	C	30	70	Legal: LONIE MAE #1-H		
GIDDINGS ISD	C	30	70	LEEXUS OIL LLC AB 352 WILKERSON W L RRC #14106		
				.000145 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		30	34	36		
ROAD & BRIDGE		30	34	36		
GIDDINGS ISD		30	34	36		

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, beginnng 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	640	10,610	Lease: 720233	Type: REAL Owner #: 108848
ROAD & BRIDGE	C	640	10,610	Legal: DUNKIN UNIT W#H020B	
GIDDINGS ISD	C	640	10,610	MAGNOLIA OIL & GAS	
				AB 384 POPPONE J	94%LEE
				RRC 27708	6%WASH
				.000155 Royalty Interest	
				Category: G1	
				Railroad #:	27708
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	640	9,842	768		
ROAD & BRIDGE	640	9,842	768		
GIDDINGS ISD	640	9,842	768		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY			1,610	Lease: 720296	Type: REAL Owner #: 108848
ROAD & BRIDGE			1,610	Legal: SPARKY W#H01SS	
GIDDINGS ISD			1,610	MAGNOLIA OIL & GAS	
				AB 165 DEWITT G	LEE@73%
				RRC 28079	FAY@9%/WAS@18%
				.000098 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	1,610		
ROAD & BRIDGE	0	0	1,610		
GIDDINGS ISD	0	0	1,610		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY			1,060	Lease: 720297	Type: REAL Owner #: 108848
ROAD & BRIDGE			1,060	Legal: SUNDEVIL W#H03SS	
GIDDINGS ISD			1,060	MAGNOLIA OIL & GAS	
				AB 165 DEWITT G	LEE@73%
				API 149.33548	FAY@9%/WAS@18%
				.000094 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	1,060		
ROAD & BRIDGE	0	0	1,060		
GIDDINGS ISD	0	0	1,060		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	670	9,876	3,474		
ROAD & BRIDGE	670	9,876	3,474		
GIDDINGS ISD	670	9,876	3,474		