

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

EDWARDS MELANIE D
1607 ANNA MILLS CT
RICHMOND TX 77469-6274



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: 108967 1020
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 DIME BOX ISD | 710 710 710 | 790 790 790 | Lease: 13388 Type: REAL Owner #: 108967 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .004336 Royalty Interest Category: G1 Railroad #: 13388 HB1984: The Appraised value of \$790 in 2024 as compared to \$1,860 in 2019 is a 57.53% decrease. |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | 710 710 710 | 0 0 0 | 790 790 790 |

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 | 250 | 980 | Lease: 19265 | Type: REAL | Owner #: 108967 |
| ROAD & BRIDGE | C | 250 | 980 | Legal: MCFARLAND | | |
| GIDDINGS ISD | C | 250 | 980 | MAGNOLIA OIL & GAS | | |
| | | | | AB 11 HATFIELD B M | | |
| | | | | RRC #19265 | | |
| | | | | .008101 Royalty Interest | | |
| | | | | Category: G1 | | |
| | | | | Railroad #: 19265 | | |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED | | | | | | |
| HB1984: The Appraised value of \$980 in 2024 as compared to \$470 in 2019 is a 108.51% increase. | | | | | | |
| Taxing Units | | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| LEE COUNTY | | 250 | 680 | 300 | | |
| ROAD & BRIDGE | | 250 | 680 | 300 | | |
| GIDDINGS ISD | | 250 | 680 | 300 | | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION | | |
|---|--|---------------------|---------------------|------------------------------------|------------|-----------------|
| LEE COUNTY | | 4,920 | 3,000 | Lease: 23321 | Type: REAL | Owner #: 108967 |
| ROAD & BRIDGE | | 4,920 | 3,000 | Legal: LAWRENCE UNIT | | |
| DIME BOX ISD | | 1,960 | 1,200 | MAGNOLIA OIL & GAS | | |
| GIDDINGS ISD | | 2,950 | 1,800 | AB 207 MANCHA J F | | |
| | | | | RRC #23321 | | |
| | | | | .002500 Royalty Interest | | |
| | | | | Category: G1 | | |
| | | | | Railroad #: 23321 | | |
| HB1984: The Appraised value of \$3,000 in 2024 as compared to \$2,720 in 2019 is a 10.29% increase. | | | | | | |
| Taxing Units | | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| LEE COUNTY | | 4,920 | 0 | 3,000 | | |
| ROAD & BRIDGE | | 4,920 | 0 | 3,000 | | |
| DIME BOX ISD | | 1,960 | 0 | 1,200 | | |
| GIDDINGS ISD | | 2,950 | 0 | 1,800 | | |

| MINERAL APPRAISAL INFORMATION | | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION | | |
|---|--|---------------------|---------------------|------------------------------------|------------|-----------------|
| LEE COUNTY | | 830 | 880 | Lease: 103617 | Type: REAL | Owner #: 108967 |
| ROAD & BRIDGE | | 830 | 880 | Legal: STRANGER T UNIT 4 | | |
| GIDDINGS ISD | | 830 | 880 | MAGNOLIA OIL & GAS | | |
| | | | | AB 207 MANCHA J F | | |
| | | | | RRC #103617 | | |
| | | | | .001022 Royalty Interest | | |
| | | | | Category: G1 | | |
| | | | | Railroad #: 103617 | | |
| HB1984: The Appraised value of \$880 in 2024 as compared to \$600 in 2019 is a 46.67% increase. | | | | | | |
| Taxing Units | | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| LEE COUNTY | | 830 | 0 | 880 | | |
| ROAD & BRIDGE | | 830 | 0 | 880 | | |
| GIDDINGS ISD | | 830 | 0 | 880 | | |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION | | |
|---|-------------------------|-------------------------|--|--|--|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2019 Hist | 3,740 3,740 3,740 | 3,910 3,910 3,910 | Lease: 720241 Type: REAL Owner #: 108967 Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752 .000580 Royalty Interest Category: G1 Railroad #: 27722 | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | | |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | 3,740 3,740 3,740 | 0 0 0 | 3,910 3,910 3,910 | | |

| Total of all Above Parcels | | | | | |
|---|------------------------------------|-----------------------------|----------------------------------|--|--|
| Taxing Units | Owner's Last Year's Taxable | Owner's Proposed Deductions | Owner's Proposed Taxable | | |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD | 10,450 10,450 6,410 4,030 | 680 680 0 680 | 8,880 8,880 5,900 2,980 | | |

