

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

FULLINWIDER LEAH YOUNG
8 LAKESIDE PARK
DALLAS TX 75225-8110



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:	109023 1270
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	30	50	Lease: 5	Type: REAL	Owner #: 109023
ROAD & BRIDGE	C	30	50	Legal: CORA UNIT TRACT 2RE		
GIDDINGS ISD	C	30	50	U S OPERATING INC		
				AB 98 ESTES A		
				RRC 22786 UNIT 9922786		
				.000084 Override Royalty		
				Category: G1		
				Railroad #: 22786		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$50 in 2024 as compared to \$40 in 2019 is a 25.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	14	36		
ROAD & BRIDGE		30	14	36		
GIDDINGS ISD		30	14	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, 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	430	680	Lease: 11875	Type: REAL	Owner #: 109023
ROAD & BRIDGE	C	430	680	Legal: FALLON 1		
GIDDINGS ISD	C	430	680	DALLAS PETRO GROUP		
				AB 149 HINDS T S		
				RRC #11875		
				.001563 Override Royalty		
				Category: G1		
				Railroad #: 11875		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$680 in 2024 as compared to \$150 in 2019 is a 353.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		430	164	516		
ROAD & BRIDGE		430	164	516		
GIDDINGS ISD		430	164	516		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,080	2,950	Lease: 12394	Type: REAL	Owner #: 109023
ROAD & BRIDGE	C	2,080	2,950	Legal: HARDWICK-BIGGS #1RE		
DIME BOX ISD	C	2,080	2,950	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #12394		
				.001324 Override Royalty		
				Category: G1		
				Railroad #: 12394		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,950 in 2024 as compared to \$650 in 2019 is a 353.85% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,080	454	2,496		
ROAD & BRIDGE		2,080	454	2,496		
DIME BOX ISD		2,080	454	2,496		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		370	430	Lease: 12413	Type: REAL	Owner #: 109023
ROAD & BRIDGE		370	430	Legal: MYERS UNIT		
DIME BOX ISD		370	430	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #12413		
				.000298 Override Royalty		
				Category: G1		
				Railroad #: 12413		
HB1984: The Appraised value of \$430 in 2024 as compared to \$70 in 2019 is a 514.29% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		370	0	430		
ROAD & BRIDGE		370	0	430		
DIME BOX ISD		370	0	430		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	120	190	Lease: 12953	Type: REAL	Owner #: 109023
ROAD & BRIDGE	C	120	190	Legal: WESTBROOK 2-A		
GIDDINGS ISD	C	120	190	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #12953		
				.000706 Override Royalty		
				Category: G1		
				Railroad #: 12953		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$190 in 2024 as compared to \$160 in 2019 is a 18.75% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		120	46	144		
ROAD & BRIDGE		120	46	144		
GIDDINGS ISD		120	46	144		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		640	160	Lease: 13396	Type: REAL	Owner #: 109023
ROAD & BRIDGE		640	160	Legal: LOAFMAN NADINE		
DIME BOX ISD		640	160	DALLAS PETRO GROUP		
				AB 152 HALL E H		
				RRC #13396		
				.001063 Override Royalty		
				Category: G1		
				Railroad #: 13396		
HB1984: The Appraised value of \$160 in 2024 as compared to \$180 in 2019 is a 11.11% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		640	0	160		
ROAD & BRIDGE		640	0	160		
DIME BOX ISD		640	0	160		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		10	10	Lease: 14620	Type: REAL	Owner #: 109023
ROAD & BRIDGE		10	10	Legal: MELISSA		
DIME BOX ISD		10	10	U S OPERATING INC		
				AB 207 MANCHA J F		
				RRC #14620		
				.000015 Override Royalty		
				Category: G1		
				Railroad #: 14620		
HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	0	10		
ROAD & BRIDGE		10	0	10		
DIME BOX ISD		10	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		830	790	Lease: 18984	Type: REAL	Owner #: 109023
ROAD & BRIDGE		830	790	Legal: PAMELA 1RE & 2RE		
GIDDINGS ISD		830	790	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #18984 LEE 80% WASH 20%		
				.000787 Override Royalty		
				Category: G1		
				Railroad #: 18984		
HB1984: The Appraised value of \$790 in 2024 as compared to \$1,130 in 2019 is a 30.09% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		830	0	790		
ROAD & BRIDGE		830	0	790		
GIDDINGS ISD		830	0	790		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		30 30 30	Lease: 22557 Type: REAL Owner #: 109023 Legal: WEISER MAGNOLIA OIL & GAS AB 293 SCOTT S T RRC 274403 22557 .000281 Override Royalty Category: G1 Railroad #: 274403 HB1984: The Appraised value of \$30 in 2024 as compared to \$40 in 2019 is a 25.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	10 10 10	Lease: 143718 Type: REAL Owner #: 109023 Legal: AMERICA UNIT #1 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #143718 .000052 Override Royalty Category: G1 Railroad #: 143718 HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	C 130 C 130 C 130	170 170 170	Lease: 720121 Type: REAL Owner #: 109023 Legal: ROSE #2 U S OPERATING INC AB 22 WALLACE J Y RRC #24390 .000938 Override Royalty Category: G1 Railroad #: 24390 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$170 in 2024 as compared to \$170 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	14 14 14	156 156 156

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,190 3,190 3,190	2,630 2,630 2,630	Lease: 720139 Type: REAL Owner #: 109023 Legal: ATHENA W#1 DALLAS PETRO GROUP AB 1 AUSTIN S F RRC 218383 .002344 Override Royalty Category: G1 Railroad #: 218383 HB1984: The Appraised value of \$2,630 in 2024 as compared to \$360 in 2019 is a 630.56% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,190 3,190 3,190	0 0 0	2,630 2,630 2,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD	1,150 1,150 460 690	1,260 1,260 500 760	Lease: 720205 Type: REAL Owner #: 109023 Legal: LAWN MOWER UNIT 1H-3H APACHE CORPORATION AB 149 HINDS T S RRC 27053 DP 795317/19/20 .000235 Override Royalty Category: G1 Railroad #: 27053
HB1984: The Appraised value of \$1,260 in 2024 as compared to \$1,520 in 2019 is a 17.11% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD	1,150 1,150 460 690	0 0 0 0	1,260 1,260 500 760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,620 3,620 3,620	3,780 3,780 3,780	Lease: 720241 Type: REAL Owner #: 109023 Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752 .000562 Override Royalty Category: G1 Railroad #: 27722
No 2019 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,620 3,620 3,620	0 0 0	3,780 3,780 3,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		340 340 340	Lease: 720293 Type: REAL Owner #: 109023 Legal: BRUISER GOLD W#H05BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28086 .000089 Override Royalty Category: G1 Railroad #: 28086
No 2019 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	340 340 340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		1,560 1,560 1,560	Lease: 720294 Type: REAL Owner #: 109023 Legal: BRUISER GREEN W#H03BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28100 .000089 Override Royalty Category: G1 Railroad #: 28100
No 2019 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	1,560 1,560 1,560

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist			350 350 350	Lease: 720295 Type: REAL Owner #: 109023 Legal: BRUISER PAW W#H01BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28087 .000089 Override Royalty Category: G1 Railroad #: 28087		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	350		
ROAD & BRIDGE		0	0	350		
GIDDINGS ISD		0	0	350		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	12,610	692	14,698		
ROAD & BRIDGE	12,610	692	14,698		
GIDDINGS ISD	1,880	224	4,276		
DIME BOX ISD	10,730	468	10,422		