

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

BRAD RYAN JAMES  
406 S MEYER ST  
LA GRANGE TX 78945-2812



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: 118364 459  
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	1,010	1,990	Lease: 22346 Type: REAL Owner #: 118364
ROAD & BRIDGE	C	1,010	1,990	Legal: HIGGINS UNIT
GIDDINGS ISD	C	1,010	1,990	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC #22346  .002542 Royalty Interest Category: G1 Railroad #: 22346
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,990 in 2024 as compared to \$3,250 in 2019 is a 38.77% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	1,010	778	1,212	
ROAD & BRIDGE	1,010	778	1,212	
GIDDINGS ISD	1,010	778	1,212	

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

SEC 25.19

PAGE

1 OF

2

1151

OWNER #:

118364

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	11,750	14,630	Lease: 720268	Type: REAL	Owner #: 118364
ROAD & BRIDGE	C	11,750	14,630	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	11,750	14,630	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.000935 Royalty Interest		
				Category: G1		
				Railroad #:	27973	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		11,750	530	14,100		
ROAD & BRIDGE		11,750	530	14,100		
GIDDINGS ISD		11,750	530	14,100		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		11,480	10,380	Lease: 720269	Type: REAL	Owner #: 118364
ROAD & BRIDGE		11,480	10,380	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		11,480	10,380	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.000935 Royalty Interest		
				Category: G1		
				Railroad #:	27974	
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		11,480	0	10,380		
ROAD & BRIDGE		11,480	0	10,380		
GIDDINGS ISD		11,480	0	10,380		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	11,650	17,920	Lease: 720270	Type: REAL	Owner #: 118364
ROAD & BRIDGE	C	11,650	17,920	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	11,650	17,920	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.000935 Royalty Interest		
				Category: G1		
				Railroad #:	27975	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		11,650	3,940	13,980		
ROAD & BRIDGE		11,650	3,940	13,980		
GIDDINGS ISD		11,650	3,940	13,980		

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
LEE COUNTY	35,890	5,248	39,672			
ROAD & BRIDGE	35,890	5,248	39,672			
GIDDINGS ISD	35,890	5,248	39,672			