

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 ELDOR HERMAN
2707 COUNTY ROAD 309
LEXINGTON TX 78947-9490



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:	118388 458
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	1,520	2,990	Lease: 22346	Type: REAL Owner #: 118388
ROAD & BRIDGE	C	1,520	2,990	Legal: HIGGINS UNIT	
GIDDINGS ISD	C	1,520	2,990	MAGNOLIA OIL & GAS	
				AB 342 WELCH R G	
				RRC #22346	
				.003813 Royalty Interest	
				Category: G1	
				Railroad #: 22346	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,990 in 2024 as compared to \$4,880 in 2019 is a 38.73% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		1,520	1,166	1,824	
ROAD & BRIDGE		1,520	1,166	1,824	
GIDDINGS ISD		1,520	1,166	1,824	

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	17,620	21,940	Lease: 720268	Type: REAL	Owner #: 118388
ROAD & BRIDGE	C	17,620	21,940	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	17,620	21,940	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.001402 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		17,620	796	21,144		
ROAD & BRIDGE		17,620	796	21,144		
GIDDINGS ISD		17,620	796	21,144		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		17,220	15,570	Lease: 720269	Type: REAL	Owner #: 118388
ROAD & BRIDGE		17,220	15,570	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		17,220	15,570	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.001402 Royalty Interest		
				Category: G1		
				Railroad #:	27974	
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		17,220	0	15,570		
ROAD & BRIDGE		17,220	0	15,570		
GIDDINGS ISD		17,220	0	15,570		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	17,470	26,870	Lease: 720270	Type: REAL	Owner #: 118388
ROAD & BRIDGE	C	17,470	26,870	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	17,470	26,870	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.001402 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		17,470	5,906	20,964		
ROAD & BRIDGE		17,470	5,906	20,964		
GIDDINGS ISD		17,470	5,906	20,964		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	53,830	7,868	59,502		
ROAD & BRIDGE	53,830	7,868	59,502		
GIDDINGS ISD	53,830	7,868	59,502		