

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

HANNIFIN ALAN R
PO BOX 20129
SARASOTA FL 34276



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:	118506 1487
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	60	90	Lease: 12953	Type: REAL	Owner #: 118506
ROAD & BRIDGE	C	60	90	Legal: WESTBROOK 2-A		
GIDDINGS ISD	C	60	90	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #12953		
				.000340 Override Royalty		
				Category: G1		
				Railroad #: 12953		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$90 in 2024 as compared to \$80 in 2019 is a 12.50% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		60	18	72		
ROAD & BRIDGE		60	18	72		
GIDDINGS ISD		60	18	72		

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	180	280	Lease: 12970	Type: REAL	Owner #: 118506
ROAD & BRIDGE	C	180	280	Legal: BRENDA -2-		
DIME BOX ISD	G C	180	280	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #12970		
				.000937 Override Royalty		
				Category: G1		
				Railroad #: 12970		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$280 in 2024 as compared to \$190 in 2019 is a 47.37% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		180	64	216		
ROAD & BRIDGE		180	64	216		
DIME BOX ISD		0	280	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	40	60	Lease: 14019	Type: REAL	Owner #: 118506
ROAD & BRIDGE	C	40	60	Legal: SYNATSCHT UNIT		
GIDDINGS ISD	C	40	60	HARBOR RESOURCES LLC		
				AB 20 VARELMAN J D		
				RRC #14019		
				.000797 Override Royalty		
				Category: G1		
				Railroad #: 14019		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$60 in 2024 as compared to \$80 in 2019 is a 25.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		40	12	48		
ROAD & BRIDGE		40	12	48		
GIDDINGS ISD		40	12	48		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			30	Lease: 14513	Type: REAL	Owner #: 118506
ROAD & BRIDGE			30	Legal: J E T 1RE/2RE		
GIDDINGS ISD			30	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #14513		
				.000272 Override Royalty		
				Category: G1		
				Railroad #: 14513		
HB1984: The Appraised value of \$30 in 2024 as compared to \$100 in 2019 is a 70.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	30		
ROAD & BRIDGE		0	0	30		
GIDDINGS ISD		0	0	30		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	120	170	Lease: 16455	Type: REAL Owner #: 118506
ROAD & BRIDGE	C	120	170	Legal: NORA	
DIME BOX ISD	G C	120	170	U S OPERATING INC	
				AB 2 BEST H	
				RRC #16455	
				.000192 Override Royalty	
				Category: G1	
				Railroad #: 16455	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$170 in 2024 as compared to \$110 in 2019 is a 54.55% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		120	26	144	
ROAD & BRIDGE		120	26	144	
DIME BOX ISD		0	170	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		40	40	Lease: 16728	Type: REAL Owner #: 118506
ROAD & BRIDGE		40	40	Legal: MOZELLE	
GIDDINGS ISD		40	40	U S OPERATING INC	
				AB 207 MANCHA J F	
				RRC #16728	
				.000249 Override Royalty	
				Category: G1	
				Railroad #: 16728	
HB1984: The Appraised value of \$40 in 2024 as compared to \$50 in 2019 is a 20.00% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		40	0	40	
ROAD & BRIDGE		40	0	40	
GIDDINGS ISD		40	0	40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		30	10	Lease: 18484	Type: REAL Owner #: 118506
ROAD & BRIDGE		30	10	Legal: GANTT T K 1RE	
DIME BOX ISD	G	30	10	MAGNOLIA OIL & GAS	
				AB 302 SORSBY W A	
				RRC #18484	
				.000142 Override Royalty	
				Category: G1	
				Railroad #: 18484	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$10 in 2024 as compared to \$240 in 2019 is a 95.83% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		30	0	10	
ROAD & BRIDGE		30	0	10	
DIME BOX ISD		0	10	0	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	210 210 210	90 90 90	Lease: 20834 Type: REAL Owner #: 118506 Legal: HARDEMAN UNIT HARBOR RESOURCES LLC AB 20 VARELMAN J D RRC #20834 .001031 Override Royalty Category: G1 Railroad #: 20834 HB1984: The Appraised value of \$90 in 2024 as compared to \$230 in 2019 is a 60.87% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	210 210 210	0 0 0	90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	C C G C	40 40 20 30	60 60 30 40
			Lease: 145246 Type: REAL Owner #: 118506 Legal: SHEPARD UNIT #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #145246 .000781 Override Royalty Category: G1 Railroad #: 145246 Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$60 in 2024 as compared to \$50 in 2019 is a 20.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	40 40 0 30	12 12 30 4	48 48 0 36

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C C C	60 60 60	230 230 230
			Lease: 720135 Type: REAL Owner #: 118506 Legal: WESTBROOK W#1A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #225323 .000586 Override Royalty Category: G1 Railroad #: 225323 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$230 in 2024 as compared to \$180 in 2019 is a 27.78% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	158 158 158	72 72 72

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C	190 190 190	300 300 300	Lease: 720288 Type: REAL Owner #: 118506 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190 .000061 Override Royalty Category: G1 Railroad #: 295190
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	72 72 72	228 228 228

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		220 220 220	Lease: 720293 Type: REAL Owner #: 118506 Legal: BRUISER GOLD W#H05BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28086 .000058 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	220 220 220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		1,010 1,010 1,010	Lease: 720294 Type: REAL Owner #: 118506 Legal: BRUISER GREEN W#H03BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28100 .000058 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	1,010 1,010 1,010

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		230 230 230	Lease: 720295 Type: REAL Owner #: 118506 Legal: BRUISER PAW W#H01BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28087 .000058 Override Royalty Category: G1 Railroad #: 28087
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	230 230 230

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	970	362	2,458		
ROAD & BRIDGE	970	362	2,458		
GIDDINGS ISD	630	264	2,076		
DIME BOX ISD	0	490	0		