

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

FRANZ FRANCES CAMERON  
4 E BROAD OAKS DR  
HOUSTON TX 77056-1224



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: 200214 1225  
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 GIDDINGS ISD	590 590 590	620 620 620	Lease: 14203 Type: REAL Owner #: 200214 Legal: KING #8RE MAGNOLIA OIL & GAS AB 18 SPARKS M RRC 291715 14203  .013098 Royalty Interest Category: G1 Railroad #: 14203  HB1984: The Appraised value of \$620 in 2024 as compared to \$960 in 2019 is a 35.42% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	590 590 590	0 0 0	620 620 620

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	2,830	3,800	Lease: 16802	Type: REAL	Owner #: 200214
ROAD & BRIDGE	C	2,830	3,800	Legal: E-C-F OIL UNIT 1RE		
GIDDINGS ISD	C	2,830	3,800	MAGNOLIA OIL & GAS		
				AB 18 SPARKS M		
				RRC #16802		
				.012647 Royalty Interest		
				Category: G1		
				Railroad #: 16802		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,800 in 2024 as compared to \$6,260 in 2019 is a 39.30% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,830	404	3,396		
ROAD & BRIDGE		2,830	404	3,396		
GIDDINGS ISD		2,830	404	3,396		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,120	1,500	Lease: 16802	Type: REAL	Owner #: 200214
ROAD & BRIDGE	C	1,120	1,500	Legal: E-C-F OIL UNIT 1RE		
GIDDINGS ISD	C	1,120	1,500	MAGNOLIA OIL & GAS		
				AB 18 SPARKS M		
				RRC #16802		
				.005000 Override Royalty		
				Category: G1		
				Railroad #: 16802		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,500 in 2024 as compared to \$2,470 in 2019 is a 39.27% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,120	156	1,344		
ROAD & BRIDGE		1,120	156	1,344		
GIDDINGS ISD		1,120	156	1,344		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	10	70	Lease: 22323	Type: REAL	Owner #: 200214
ROAD & BRIDGE	C	10	70	Legal: E-C-F OIL UNIT 2		
GIDDINGS ISD	C	10	70	MAGNOLIA OIL & GAS		
				AB 309 SPENCE J S		
				RRC #22323		
				.009678 Royalty Interest		
				Category: G1		
				Railroad #: 22323		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$70 in 2024 as compared to \$60 in 2019 is a 16.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	58	12		
ROAD & BRIDGE		10	58	12		
GIDDINGS ISD		10	58	12		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,240	3,110	Lease: 25606    Type: REAL    Owner #: 200214		
ROAD & BRIDGE	C	2,240	3,110	Legal: EDGMON-CAMERON "C" 10H		
GIDDINGS ISD	C	2,240	3,110	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #25606  .020833 Royalty Interest Category: G1 Railroad #: 25606		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,110 in 2024 as compared to \$4,430 in 2019 is a 29.80% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	2,240	422	2,688			
ROAD & BRIDGE	2,240	422	2,688			
GIDDINGS ISD	2,240	422	2,688			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	3,260	30,730	Lease: 720253	Type: REAL      Owner #: 200214
ROAD & BRIDGE	C	3,260	30,730	Legal: CAMERON RANCH UNIT 1H	
GIDDINGS ISD	C	3,260	30,730	MAGNOLIA OIL & GAS	
				AB 18 SPARKS M	
				RRC 27791	
				.018895 Royalty Interest	
				Category: G1	
				Railroad #: 27791	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		3,260	26,818	3,912	
ROAD & BRIDGE		3,260	26,818	3,912	
GIDDINGS ISD		3,260	26,818	3,912	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	10,050	27,858	11,972		
ROAD & BRIDGE	10,050	27,858	11,972		
GIDDINGS ISD	10,050	27,858	11,972		

