

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

EDGMON JAMES RUSSELL  
612 MOURING DOVE CIR  
LAKE MARY FL 32746



APPAISAL 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: 200218 1013

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR  
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE  
APPAISAL 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	280	380	Lease: 16802	Type: REAL	Owner #: 200218
ROAD & BRIDGE	C	280	380	Legal: E-C-F OIL UNIT 1RE		
GIDDINGS ISD	C	280	380	MAGNOLIA OIL & GAS		
				AB 18 SPARKS M		
				RRC #16802		
				.001264 Royalty Interest		
				Category: G1		
				Railroad #: 16802		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$380 in 2024 as compared to \$630 in 2019 is a 39.68% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		280	44	336		
ROAD & BRIDGE		280	44	336		
GIDDINGS ISD		280	44	336		

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 ROAD & BRIDGE GIDDINGS ISD		10 10 10	Lease: 22323 Type: REAL Owner #: 200218 Legal: E-C-F OIL UNIT 2 MAGNOLIA OIL & GAS AB 309 SPENCE J S RRC #22323  .000968 Royalty Interest Category: G1 Railroad #: 22323  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	0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C C C	220 220 220	310 310 310
			Lease: 25606 Type: REAL Owner #: 200218 Legal: EDGMON-CAMERON "C" 10H MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #25606  .002083 Royalty Interest Category: G1 Railroad #: 25606  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$310 in 2024 as compared to \$440 in 2019 is a 29.55% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	220 220 220	46 46 46	264 264 264

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	500	90	610		
ROAD & BRIDGE	500	90	610		
GIDDINGS ISD	500	90	610		