

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

JERVIS JON HAROLD  
PO BOX 212  
LEDBETTER TX 78946-0212



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: 200220 1854  
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	2,090	3,660	Lease: 15	Type: REAL	Owner #: 200220
ROAD & BRIDGE	C	2,090	3,660	Legal: SACKS SYLVIA UNIT W#4RE		
GIDDINGS ISD	C	2,090	3,660	MAGNOLIA OIL & GAS		
				AB 149 HINDS T S		
				RRC 20800 UNIT 9920800		
				.004928 Royalty Interest		
				Category: G1		
				Railroad #: 20800		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,660 in 2024 as compared to \$1,270 in 2019 is a 188.19% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,090	1,152	2,508		
ROAD & BRIDGE		2,090	1,152	2,508		
GIDDINGS ISD		2,090	1,152	2,508		

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

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4983

OWNER #:

200220

4/24/24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	290 290 290	120 120 120	Lease: 14626 Type: REAL Owner #: 200220 Legal: LALLINGER E MICHAEL MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626  .003125 Royalty Interest Category: G1 Railroad #: 14626  HB1984: The Appraised value of \$120 in 2024 as compared to \$270 in 2019 is a 55.56% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	290 290 290	0 0 0	120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 60 C 60 C 60	1,180 1,180 1,180	Lease: 14971 Type: REAL Owner #: 200220 Legal: GUELKER UNIT F -M- MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971  .002264 Royalty Interest Category: G1 Railroad #: 14971  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,180 in 2024 as compared to \$1,410 in 2019 is a 16.31% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	1,108 1,108 1,108	72 72 72

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	C 5,880 C 5,880 C 4,710 C 1,180	7,760 7,760 6,210 1,550	Lease: 16158 Type: REAL Owner #: 200220 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158  .006250 Royalty Interest Category: G1 Railroad #: 16158  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$7,760 in 2024 as compared to \$6,680 in 2019 is a 16.17% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	5,880 5,880 4,710 1,180	704 704 558 134	7,056 7,056 5,652 1,416

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,360	1,870	Lease: 17123	Type: REAL	Owner #: 200220
ROAD & BRIDGE	C	1,360	1,870	Legal: STUERMER E P "A"		
GIDDINGS ISD	C	1,360	1,870	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC #17123		
				.012500 Royalty Interest		
				Category: G1		
				Railroad #: 17123		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,870 in 2024 as compared to \$5,030 in 2019 is a 62.82% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,360	238	1,632		
ROAD & BRIDGE		1,360	238	1,632		
GIDDINGS ISD		1,360	238	1,632		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	300	530	Lease: 22538	Type: REAL	Owner #: 200220
ROAD & BRIDGE	C	300	530	Legal: SYLVIA		
GIDDINGS ISD	C	300	530	MAGNOLIA OIL & GAS		
				AB 196 LAVERMAN L		
				RRC #22538		
				.011014 Royalty Interest		
				Category: G1		
				Railroad #: 22538		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$530 in 2024 as compared to \$4,200 in 2019 is a 87.38% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		300	170	360		
ROAD & BRIDGE		300	170	360		
GIDDINGS ISD		300	170	360		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		8,760	3,580	Lease: 22589	Type: REAL	Owner #: 200220
ROAD & BRIDGE		8,760	3,580	Legal: BRENDA		
GIDDINGS ISD		8,760	3,580	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC #22589		
				.010456 Royalty Interest		
				Category: G1		
				Railroad #: 22589		
HB1984: The Appraised value of \$3,580 in 2024 as compared to \$7,480 in 2019 is a 52.14% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		8,760	0	3,580		
ROAD & BRIDGE		8,760	0	3,580		
GIDDINGS ISD		8,760	0	3,580		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	610	1,180	Lease: 83554	Type: REAL	Owner #: 200220
ROAD & BRIDGE	C	610	1,180	Legal: HAWN		
GIDDINGS ISD	C	610	1,180	LEEXUS OIL LLC		
				AB 207 MANCHA J F		
				RRC #083554		
				.012500 Royalty Interest		
				Category: G1		
				Railroad #: 26011		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,180 in 2024 as compared to \$890 in 2019 is a 32.58% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		610	448	732		
ROAD & BRIDGE		610	448	732		
GIDDINGS ISD		610	448	732		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		290	270	Lease: 107539	Type: REAL	Owner #: 200220
ROAD & BRIDGE		290	270	Legal: TWO FINGERS -A- #2		
GIDDINGS ISD		290	270	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #107539		
				.004383 Royalty Interest		
				Category: G1		
				Railroad #: 107539		
HB1984: The Appraised value of \$270 in 2024 as compared to \$670 in 2019 is a 59.70% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		290	0	270		
ROAD & BRIDGE		290	0	270		
GIDDINGS ISD		290	0	270		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		4,950	3,190	Lease: 108671	Type: REAL	Owner #: 200220
ROAD & BRIDGE		4,950	3,190	Legal: LOU-ANN #1-RE		
GIDDINGS ISD		4,950	3,190	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC 26008		
				.003944 Royalty Interest		
				Category: G1		
				Railroad #: 26008		
HB1984: The Appraised value of \$3,190 in 2024 as compared to \$4,040 in 2019 is a 21.04% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		4,950	0	3,190		
ROAD & BRIDGE		4,950	0	3,190		
GIDDINGS ISD		4,950	0	3,190		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,990	560	Lease: 222130	Type: REAL	Owner #: 200220
ROAD & BRIDGE		2,990	560	Legal: DODIE 1RE		
GIDDINGS ISD		2,990	560	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #222130		
				.012500 Royalty Interest		
				Category: G1		
				Railroad #: 222130		
HB1984: The Appraised value of \$560 in 2024 as compared to \$2,620 in 2019 is a 78.63% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,990	0	560		
ROAD & BRIDGE		2,990	0	560		
GIDDINGS ISD		2,990	0	560		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	7,940	22,720	Lease: 720231	Type: REAL	Owner #: 200220
ROAD & BRIDGE	C	7,940	22,720	Legal: COCCOLITH A 1H		
GIDDINGS ISD	C	7,940	22,720	MATRIX PETROLEUM LLC		
CUMMINGS CREEK	C	7,940	22,720	AB 314 TRYON W		
				RRC 27518 DP 840502		
				.012500 Royalty Interest		
				Category: G1		
				Railroad #: 27518		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$22,720 in 2024 as compared to \$68,570 in 2019 is a 66.87% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		7,940	13,192	9,528		
ROAD & BRIDGE		7,940	13,192	9,528		
GIDDINGS ISD		7,940	13,192	9,528		
CUMMINGS CREEK		7,940	13,192	9,528		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	14,240	21,760	Lease: 720232	Type: REAL	Owner #: 200220
ROAD & BRIDGE	C	14,240	21,760	Legal: MOLLUSC A 1H		
GIDDINGS ISD	C	14,240	21,760	MATRIX PETROLEUM LLC		
CUMMINGS CREEK	C	14,240	21,760	AB 314 TRYON W		
				RRC 27504 DP 840503		
				.012500 Royalty Interest		
				Category: G1		
				Railroad #: 27504		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$21,760 in 2024 as compared to \$71,830 in 2019 is a 69.71% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		14,240	4,672	17,088		
ROAD & BRIDGE		14,240	4,672	17,088		
GIDDINGS ISD		14,240	4,672	17,088		
CUMMINGS CREEK		14,240	4,672	17,088		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		120	100	Lease: 720259	Type: REAL	Owner #: 200220
ROAD & BRIDGE		120	100	Legal: STATLER		
GIDDINGS ISD		120	100	PALEO OIL COMPANY		
CUMMINGS CREEK		80	70	AB 165 DEWITT G LEE@23%		
				RRC 22161	FAY@77%	
				.000216 Royalty Interest		
				Category: G1		
				Railroad #: 22161		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		120	0	100		
ROAD & BRIDGE		120	0	100		
GIDDINGS ISD		120	0	100		
CUMMINGS CREEK		80	0	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	870	1,080	Lease: 720268	Type: REAL	Owner #: 200220
ROAD & BRIDGE	C	870	1,080	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	870	1,080	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.000069 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		870	36	1,044		
ROAD & BRIDGE		870	36	1,044		
GIDDINGS ISD		870	36	1,044		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		850	770	Lease: 720269	Type: REAL	Owner #: 200220
ROAD & BRIDGE		850	770	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		850	770	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.000069 Royalty Interest		
				Category: G1		
				Railroad #:	27974	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		850	0	770		
ROAD & BRIDGE		850	0	770		
GIDDINGS ISD		850	0	770		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	860	1,320	Lease: 720270	Type: REAL	Owner #: 200220
ROAD & BRIDGE	C	860	1,320	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	860	1,320	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.000069 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		860	288	1,032		
ROAD & BRIDGE		860	288	1,032		
GIDDINGS ISD		860	288	1,032		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	170 170 170	150 150 150	Lease: 720284 Type: REAL Owner #: 200220 Legal: ZION LODGE W#H012N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@38% RRC 28092 WASH@62%  .000035 Royalty Interest Category: G1 Railroad #: 28092		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	150 150 150		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	280 280 280	230 230 230	Lease: 720285 Type: REAL Owner #: 200220 Legal: ZION RIVER W#H032N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@46% RRC 28093 WASH@54%  .000035 Royalty Interest Category: G1 Railroad #: 28093		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	280 280 280	0 0 0	230 230 230		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	2,240 2,240 2,240	3,510 3,510 3,510	Lease: 720288 Type: REAL Owner #: 200220 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190  .000721 Royalty Interest Category: G1 Railroad #: 295190		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,240 2,240 2,240	822 822 822	2,688 2,688 2,688		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD CUMMINGS CREEK	55,150 55,150 50,450 4,710 22,260	22,830 22,830 22,260 558 17,864	52,710 52,710 47,070 5,652 26,686		

