

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 MADDYSON BROOKE
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: 200222 1855
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	1,040	1,830	Lease: 15 Type: REAL Owner #: 200222
ROAD & BRIDGE	C	1,040	1,830	Legal: SACKS SYLVIA UNIT W#4RE
GIDDINGS ISD	C	1,040	1,830	MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800 .002464 Royalty Interest Category: G1 Railroad #: 20800
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,830 in 2024 as compared to \$630 in 2019 is a 190.48% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	1,040	582	1,248	
ROAD & BRIDGE	1,040	582	1,248	
GIDDINGS ISD	1,040	582	1,248	

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

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4991

OWNER #:

200222

4/24/24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	60 60 60	Lease: 14626 Type: REAL Owner #: 200222 Legal: LALLINGER E MICHAEL MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626 .001563 Royalty Interest Category: G1 Railroad #: 14626 HB1984: The Appraised value of \$60 in 2024 as compared to \$130 in 2019 is a 53.85% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 30 C 30 C 30	590 590 590	Lease: 14971 Type: REAL Owner #: 200222 Legal: GUELKER UNIT F -M- MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971 .001132 Royalty Interest Category: G1 Railroad #: 14971 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$590 in 2024 as compared to \$700 in 2019 is a 15.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	554 554 554	36 36 36

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	C 2,940 C 2,940 C 2,350 C 590	3,880 3,880 3,110 780	Lease: 16158 Type: REAL Owner #: 200222 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158 .003125 Royalty Interest Category: G1 Railroad #: 16158 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,880 in 2024 as compared to \$3,340 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	2,940 2,940 2,350 590	352 352 290 72	3,528 3,528 2,820 708

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	680	930	Lease: 17123	Type: REAL	Owner #: 200222
ROAD & BRIDGE	C	680	930	Legal: STUERMER E P "A"		
GIDDINGS ISD	C	680	930	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC #17123		
				.006250 Royalty Interest		
				Category: G1		
				Railroad #: 17123		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$930 in 2024 as compared to \$2,510 in 2019 is a 62.95% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		680	114	816		
ROAD & BRIDGE		680	114	816		
GIDDINGS ISD		680	114	816		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	150	270	Lease: 22538	Type: REAL	Owner #: 200222
ROAD & BRIDGE	C	150	270	Legal: SYLVIA		
GIDDINGS ISD	C	150	270	MAGNOLIA OIL & GAS		
				AB 196 LAVERMAN L		
				RRC #22538		
				.005507 Royalty Interest		
				Category: G1		
				Railroad #: 22538		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$270 in 2024 as compared to \$2,100 in 2019 is a 87.14% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		150	90	180		
ROAD & BRIDGE		150	90	180		
GIDDINGS ISD		150	90	180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		4,380	1,790	Lease: 22589	Type: REAL	Owner #: 200222
ROAD & BRIDGE		4,380	1,790	Legal: BRENDA		
GIDDINGS ISD		4,380	1,790	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC #22589		
				.005228 Royalty Interest		
				Category: G1		
				Railroad #: 22589		
HB1984: The Appraised value of \$1,790 in 2024 as compared to \$3,740 in 2019 is a 52.14% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		4,380	0	1,790		
ROAD & BRIDGE		4,380	0	1,790		
GIDDINGS ISD		4,380	0	1,790		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	310	590	Lease: 83554	Type: REAL	Owner #: 200222
ROAD & BRIDGE	C	310	590	Legal: HAWN		
GIDDINGS ISD	C	310	590	LEEXUS OIL LLC		
				AB 207 MANCHA J F		
				RRC #083554		
				.006250 Royalty Interest		
				Category: G1		
				Railroad #: 26011		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$590 in 2024 as compared to \$450 in 2019 is a 31.11% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	310	218	372			
ROAD & BRIDGE	310	218	372			
GIDDINGS ISD	310	218	372			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		150	130	Lease: 107539	Type: REAL	Owner #: 200222
ROAD & BRIDGE		150	130	Legal: TWO FINGERS -A- #2		
GIDDINGS ISD		150	130	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #107539		
				.002191 Royalty Interest		
				Category: G1		
				Railroad #: 107539		
HB1984: The Appraised value of \$130 in 2024 as compared to \$340 in 2019 is a 61.76% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	150	0	130			
ROAD & BRIDGE	150	0	130			
GIDDINGS ISD	150	0	130			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,480	1,600	Lease: 108671	Type: REAL	Owner #: 200222
ROAD & BRIDGE		2,480	1,600	Legal: LOU-ANN #1-RE		
GIDDINGS ISD		2,480	1,600	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC 26008		
				.001972 Royalty Interest		
				Category: G1		
				Railroad #: 26008		
HB1984: The Appraised value of \$1,600 in 2024 as compared to \$2,020 in 2019 is a 20.79% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	2,480	0	1,600			
ROAD & BRIDGE	2,480	0	1,600			
GIDDINGS ISD	2,480	0	1,600			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,500	280	Lease: 222130	Type: REAL	Owner #: 200222
ROAD & BRIDGE		1,500	280	Legal: DODIE 1RE		
GIDDINGS ISD		1,500	280	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #222130		
				.006250 Royalty Interest		
				Category: G1		
				Railroad #: 222130		
HB1984: The Appraised value of \$280 in 2024 as compared to \$1,310 in 2019 is a 78.63% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	1,500	0	280			
ROAD & BRIDGE	1,500	0	280			
GIDDINGS ISD	1,500	0	280			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	3,970	11,360	Lease: 720231	Type: REAL Owner #: 200222
ROAD & BRIDGE	C	3,970	11,360	Legal: COCCOLITH A 1H	
GIDDINGS ISD	C	3,970	11,360	MATRIX PETROLEUM LLC	
CUMMINGS CREEK	C	3,970	11,360	AB 314 TRYON W	
				RRC 27518 DP 840502	
				.006250 Royalty Interest	
				Category: G1	
				Railroad #: 27518	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$11,360 in 2024 as compared to \$34,280 in 2019 is a 66.86% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		3,970	6,596	4,764	
ROAD & BRIDGE		3,970	6,596	4,764	
GIDDINGS ISD		3,970	6,596	4,764	
CUMMINGS CREEK		3,970	6,596	4,764	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	7,120	10,880	Lease: 720232	Type: REAL Owner #: 200222
ROAD & BRIDGE	C	7,120	10,880	Legal: MOLLUSC A 1H	
GIDDINGS ISD	C	7,120	10,880	MATRIX PETROLEUM LLC	
CUMMINGS CREEK	C	7,120	10,880	AB 314 TRYON W	
				RRC 27504 DP 840503	
				.006250 Royalty Interest	
				Category: G1	
				Railroad #: 27504	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$10,880 in 2024 as compared to \$35,920 in 2019 is a 69.71% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		7,120	2,336	8,544	
ROAD & BRIDGE		7,120	2,336	8,544	
GIDDINGS ISD		7,120	2,336	8,544	
CUMMINGS CREEK		7,120	2,336	8,544	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		50	40	Lease: 720259	Type: REAL Owner #: 200222
ROAD & BRIDGE		50	40	Legal: STATLER	
GIDDINGS ISD		50	40	PALEO OIL COMPANY	
CUMMINGS CREEK		40	30	AB 165 DEWITT G LEE@23%	
				RRC 22161	FAY@77%
				.000093 Royalty Interest	
				Category: G1	
				Railroad #: 22161	
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		50	0	40	
ROAD & BRIDGE		50	0	40	
GIDDINGS ISD		50	0	40	
CUMMINGS CREEK		40	0	30	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	430	530	Lease: 720268	Type: REAL	Owner #: 200222
ROAD & BRIDGE	C	430	530	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	430	530	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.000034 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		430	14	516		
ROAD & BRIDGE		430	14	516		
GIDDINGS ISD		430	14	516		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		420	380	Lease: 720269	Type: REAL	Owner #: 200222
ROAD & BRIDGE		420	380	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		420	380	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.000034 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		420	0	380		
ROAD & BRIDGE		420	0	380		
GIDDINGS ISD		420	0	380		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	420	650	Lease: 720270	Type: REAL	Owner #: 200222
ROAD & BRIDGE	C	420	650	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	420	650	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.000034 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		420	146	504		
ROAD & BRIDGE		420	146	504		
GIDDINGS ISD		420	146	504		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	50 50 50	50 50 50	Lease: 720284 Type: REAL Owner #: 200222 Legal: ZION LODGE W#H012N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@38% RRC 28092 WASH@62% .000011 Royalty Interest Category: G1 Railroad #: 28092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	90 90 90	70 70 70	Lease: 720285 Type: REAL Owner #: 200222 Legal: ZION RIVER W#H032N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@46% RRC 28093 WASH@54% .000011 Royalty Interest Category: G1 Railroad #: 28093
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	90 90 90	0 0 0	70 70 70

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	1,120 1,120 1,120	1,760 1,760 1,760	Lease: 720288 Type: REAL Owner #: 200222 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190 .000361 Royalty Interest Category: G1 Railroad #: 295190
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,120 1,120 1,120	416 416 416	1,344 1,344 1,344

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	27,480	11,418	26,252		
ROAD & BRIDGE	27,480	11,418	26,252		
GIDDINGS ISD	25,130	11,138	23,432		
DIME BOX ISD	2,350	290	2,820		
CUMMINGS CREEK	11,130	8,932	13,338		

