

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 CAEDON WAYNE  
PO BOX 101  
LEDBETTER TX 78946-0101



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:	200225 1852
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	350	610	Lease: 15	Type: REAL	Owner #: 200225
ROAD & BRIDGE	C	350	610	Legal: SACKS SYLVIA UNIT W#4RE		
GIDDINGS ISD	C	350	610	MAGNOLIA OIL & GAS		
				AB 149 HINDS T S		
				RRC 20800 UNIT 9920800		
				.000821 Royalty Interest		
				Category: G1		
				Railroad #: 20800		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$610 in 2024 as compared to \$210 in 2019 is a 190.48% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		350	190	420		
ROAD & BRIDGE		350	190	420		
GIDDINGS ISD		350	190	420		

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	50 50 50	20 20 20	Lease: 14626 Type: REAL Owner #: 200225 Legal: LALLINGER E MICHAEL MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626  .000521 Royalty Interest Category: G1 Railroad #: 14626  HB1984: The Appraised value of \$20 in 2024 as compared to \$50 in 2019 is a 60.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	200 200 200	Lease: 14971 Type: REAL Owner #: 200225 Legal: GUELKER UNIT F -M- MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971  .000377 Royalty Interest Category: G1 Railroad #: 14971  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$200 in 2024 as compared to \$230 in 2019 is a 13.04% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	188 188 188	12 12 12

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	980 980 790 200	1,300 1,300 1,040 260	Lease: 16158 Type: REAL Owner #: 200225 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158  .001042 Royalty Interest Category: G1 Railroad #: 16158  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,300 in 2024 as compared to \$1,110 in 2019 is a 17.12% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	980 980 790 200	124 124 92 20	1,176 1,176 948 240

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	230	310	Lease: 17123	Type: REAL	Owner #: 200225
ROAD & BRIDGE	C	230	310	Legal: STUERMER E P "A"		
GIDDINGS ISD	C	230	310	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC #17123		
				.002083 Royalty Interest		
				Category: G1		
				Railroad #: 17123		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$310 in 2024 as compared to \$840 in 2019 is a 63.10% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		230	34	276		
ROAD & BRIDGE		230	34	276		
GIDDINGS ISD		230	34	276		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	90	Lease: 22538	Type: REAL	Owner #: 200225
ROAD & BRIDGE	C	50	90	Legal: SYLVIA		
GIDDINGS ISD	C	50	90	MAGNOLIA OIL & GAS		
				AB 196 LAVERMAN L		
				RRC #22538		
				.001836 Royalty Interest		
				Category: G1		
				Railroad #: 22538		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$90 in 2024 as compared to \$700 in 2019 is a 87.14% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	30	60		
ROAD & BRIDGE		50	30	60		
GIDDINGS ISD		50	30	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,460	600	Lease: 22589	Type: REAL	Owner #: 200225
ROAD & BRIDGE		1,460	600	Legal: BRENDA		
GIDDINGS ISD		1,460	600	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC #22589		
				.001743 Royalty Interest		
				Category: G1		
				Railroad #: 22589		
HB1984: The Appraised value of \$600 in 2024 as compared to \$1,250 in 2019 is a 52.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,460	0	600		
ROAD & BRIDGE		1,460	0	600		
GIDDINGS ISD		1,460	0	600		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	100	200	Lease: 83554	Type: REAL	Owner #: 200225
ROAD & BRIDGE	C	100	200	Legal: HAWN		
GIDDINGS ISD	C	100	200	LEEXUS OIL LLC		
				AB 207 MANCHA J F		
				RRC #083554		
				.002083 Royalty Interest		
				Category: G1		
				Railroad #: 26011		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$200 in 2024 as compared to \$150 in 2019 is a 33.33% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	100	80	120			
ROAD & BRIDGE	100	80	120			
GIDDINGS ISD	100	80	120			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		50	40	Lease: 107539	Type: REAL	Owner #: 200225
ROAD & BRIDGE		50	40	Legal: TWO FINGERS -A- #2		
GIDDINGS ISD		50	40	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #107539		
				.000731 Royalty Interest		
				Category: G1		
				Railroad #: 107539		
HB1984: The Appraised value of \$40 in 2024 as compared to \$110 in 2019 is a 63.64% decrease.						
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			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		830	530	Lease: 108671	Type: REAL	Owner #: 200225
ROAD & BRIDGE		830	530	Legal: LOU-ANN #1-RE		
GIDDINGS ISD		830	530	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC 26008		
				.000657 Royalty Interest		
				Category: G1		
				Railroad #: 26008		
HB1984: The Appraised value of \$530 in 2024 as compared to \$670 in 2019 is a 20.90% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	830	0	530			
ROAD & BRIDGE	830	0	530			
GIDDINGS ISD	830	0	530			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		500	90	Lease: 222130	Type: REAL	Owner #: 200225
ROAD & BRIDGE		500	90	Legal: DODIE 1RE		
GIDDINGS ISD		500	90	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #222130		
				.002083 Royalty Interest		
				Category: G1		
				Railroad #: 222130		
HB1984: The Appraised value of \$90 in 2024 as compared to \$440 in 2019 is a 79.55% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	500	0	90			
ROAD & BRIDGE	500	0	90			
GIDDINGS ISD	500	0	90			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	1,320	3,790	Lease: 720231	Type: REAL Owner #: 200225
ROAD & BRIDGE	C	1,320	3,790	Legal: COCCOLITH A 1H	
GIDDINGS ISD	C	1,320	3,790	MATRIX PETROLEUM LLC	
CUMMINGS CREEK	C	1,320	3,790	AB 314 TRYON W	
				RRC 27518 DP 840502	
				.002083 Royalty Interest	
				Category: G1	
				Railroad #: 27518	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,790 in 2024 as compared to \$11,430 in 2019 is a 66.84% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,320	2,206	1,584		
ROAD & BRIDGE	1,320	2,206	1,584		
GIDDINGS ISD	1,320	2,206	1,584		
CUMMINGS CREEK	1,320	2,206	1,584		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	2,370	3,630	Lease: 720232	Type: REAL Owner #: 200225
ROAD & BRIDGE	C	2,370	3,630	Legal: MOLLUSC A 1H	
GIDDINGS ISD	C	2,370	3,630	MATRIX PETROLEUM LLC	
CUMMINGS CREEK	C	2,370	3,630	AB 314 TRYON W	
				RRC 27504 DP 840503	
				.002083 Royalty Interest	
				Category: G1	
				Railroad #: 27504	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,630 in 2024 as compared to \$11,970 in 2019 is a 69.67% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	2,370	786	2,844		
ROAD & BRIDGE	2,370	786	2,844		
GIDDINGS ISD	2,370	786	2,844		
CUMMINGS CREEK	2,370	786	2,844		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		20	20	Lease: 720259	Type: REAL Owner #: 200225
ROAD & BRIDGE		20	20	Legal: STATLER	
GIDDINGS ISD		20	20	PALEO OIL COMPANY	
CUMMINGS CREEK		10	10	AB 165 DEWITT G LEE@23%	
				RRC 22161	FAY@77%
				.000031 Royalty Interest	
				Category: G1	
				Railroad #: 22161	
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	20	0	20		
ROAD & BRIDGE	20	0	20		
GIDDINGS ISD	20	0	20		
CUMMINGS CREEK	10	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	140	170	Lease: 720268	Type: REAL	Owner #: 200225
ROAD & BRIDGE	C	140	170	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	140	170	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.000011 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		140	2	168		
ROAD & BRIDGE		140	2	168		
GIDDINGS ISD		140	2	168		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		130	120	Lease: 720269	Type: REAL	Owner #: 200225
ROAD & BRIDGE		130	120	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		130	120	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.000011 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		130	0	120		
ROAD & BRIDGE		130	0	120		
GIDDINGS ISD		130	0	120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	140	210	Lease: 720270	Type: REAL	Owner #: 200225
ROAD & BRIDGE	C	140	210	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	140	210	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.000011 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		140	42	168		
ROAD & BRIDGE		140	42	168		
GIDDINGS ISD		140	42	168		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	20 20 20	20 20 20	Lease: 720284 Type: REAL Owner #: 200225 Legal: ZION LODGE W#H012N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@38% RRC 28092 WASH@62%  .000004 Royalty Interest Category: G1 Railroad #: 28092		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	30 30 30	30 30 30	Lease: 720285 Type: REAL Owner #: 200225 Legal: ZION RIVER W#H032N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@46% RRC 28093 WASH@54%  .000004 Royalty Interest Category: G1 Railroad #: 28093		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	30 30 30		

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	370 370 370	590 590 590	Lease: 720288 Type: REAL Owner #: 200225 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190  .000120 Royalty Interest Category: G1 Railroad #: 295190		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	370 370 370	146 146 146	444 444 444		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	9,150	3,828	8,742		
ROAD & BRIDGE	9,150	3,828	8,742		
GIDDINGS ISD	8,370	3,724	7,806		
DIME BOX ISD	790	92	948		
CUMMINGS CREEK	3,700	2,992	4,438		

