

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

HELM VIRGINIA LEE  
4802 AN COUNTY ROAD 359  
PALESTINE TX 75803-1931



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:	200306 1570
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	2,870 2,870 2,870	2,290 2,290 2,290	Lease: 22560 Type: REAL Owner #: 200306 Legal: MASSEY MAGNOLIA OIL & GAS AB 114 FOLLENSBEE A RRC #22560  .003998 Royalty Interest Category: G1 Railroad #: 22560
HB1984: The Appraised value of \$2,290 in 2024 as compared to \$830 in 2019 is a 175.90% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,870 2,870 2,870	0 0 0	2,290 2,290 2,290

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	500	1,100	Lease: 22785	Type: REAL	Owner #: 200306
ROAD & BRIDGE	C	500	1,100	Legal: PARRISH 4-H		
GIDDINGS ISD	C	500	1,100	MAGNOLIA OIL & GAS		
				AB 180 JOHNSON W		
				RRC #22785		
				.006250 Royalty Interest		
				Category: G1		
				Railroad #: 22785		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,100 in 2024 as compared to \$790 in 2019 is a 39.24% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	500	500	600			
ROAD & BRIDGE	500	500	600			
GIDDINGS ISD	500	500	600			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			10	Lease: 175091	Type: REAL	Owner #: 200306
ROAD & BRIDGE			10	Legal: ROST UNIT #1RE		
GIDDINGS ISD			10	MAGNOLIA OIL & GAS		
				AB 387 STANLEY S J		
				RRC #175091		
				.003705 Royalty Interest		
				Category: G1		
				Railroad #: 175091		
HB1984: The Appraised value of \$10 in 2024 as compared to \$180 in 2019 is a 94.44% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	0	0	10			
ROAD & BRIDGE	0	0	10			
GIDDINGS ISD	0	0	10			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,380	1,290	Lease: 720188	Type: REAL	Owner #: 200306
ROAD & BRIDGE		1,380	1,290	Legal: ROST-MANN CO-OP UNIT		
GIDDINGS ISD		1,380	1,290	MAGNOLIA OIL & GAS		
				AB 180 JOHNSON W		
				RRC 26749 DP 782791		
				.001853 Royalty Interest		
				Category: G1		
				Railroad #: 26749		
HB1984: The Appraised value of \$1,290 in 2024 as compared to \$1,980 in 2019 is a 34.85% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	1,380	0	1,290			
ROAD & BRIDGE	1,380	0	1,290			
GIDDINGS ISD	1,380	0	1,290			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	4,750	500	4,190		
ROAD & BRIDGE	4,750	500	4,190		
GIDDINGS ISD	4,750	500	4,190		