

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

CHRISTENSON CHRIST L III REVTR
PO BOX 124
PESHTIGO WI 54157



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:	200521 694
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		290	540	Lease: 11379 Type: REAL Owner #: 200521
ROAD & BRIDGE	C		290	540	Legal: OWENS #4&8
LEXINGTON ISD	G C		290	540	ERNEST OPERATING CO
					AB 250 OWENS P W
					RRC #11379
					.003752 Royalty Interest
					Category: G1
					Railroad #: 11379
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$540 in 2024 as compared to \$20 in 2019 is a 2600.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		290	192	348	
ROAD & BRIDGE		290	192	348	
LEXINGTON ISD		0	540	0	

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	C	60	150	Lease: 12522	Type: REAL	Owner #: 200521
ROAD & BRIDGE	C	60	150	Legal: MALOY-COFFIELD UNIT		
LEXINGTON ISD	G C	60	150	ERNEST OPERATING CO		
				AB 60 CHENOWETH J		
				RRC #12522		
				.001406 Royalty Interest		
				Category: G1		
				Railroad #: 12522		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$150 in 2024 as compared to \$10 in 2019 is a 1400.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		60	78	72		
ROAD & BRIDGE		60	78	72		
LEXINGTON ISD		0	150	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	40	Lease: 17867	Type: REAL	Owner #: 200521
ROAD & BRIDGE	C	30	40	Legal: COFFIELD-OSAGE 2RE		
GIDDINGS ISD	C	30	40	MAGNOLIA OIL & GAS		
				AB 4 BOATWRIGHT F		
				RRC #17867		
				.000409 Royalty Interest		
				Category: G1		
				Railroad #: 17867		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	4	36		
ROAD & BRIDGE		30	4	36		
GIDDINGS ISD		30	4	36		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	70	Lease: 18156	Type: REAL	Owner #: 200521
ROAD & BRIDGE	C	30	70	Legal: COFFIELD-LOFTIN		
DIME BOX ISD	G C	30	70	TEX-LEE OPERATING CO		
				AB 197 LOFTIN G B		
				RRC #18156		
				.001834 Royalty Interest		
				Category: G1		
				Railroad #: 18156		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$70 in 2024 as compared to \$10 in 2019 is a 600.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	34	36		
ROAD & BRIDGE		30	34	36		
DIME BOX ISD		0	70	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	760	1,630	Lease: 720286	Type: REAL	Owner #: 200521
ROAD & BRIDGE	C	760	1,630	Legal: BUCKY BADGER W#H02BB		
GIDDINGS ISD	C	760	1,630	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295191		
				.000169 Royalty Interest		
				Category: G1		
				Railroad #:	295191	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		760	718	912		
ROAD & BRIDGE		760	718	912		
GIDDINGS ISD		760	718	912		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	570	910	Lease: 720287	Type: REAL	Owner #: 200521
ROAD & BRIDGE	C	570	910	Legal: BUCKY BADGER UW W#H04BB		
GIDDINGS ISD	C	570	910	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295199		
				.000169 Royalty Interest		
				Category: G1		
				Railroad #:	295199	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		570	226	684		
ROAD & BRIDGE		570	226	684		
GIDDINGS ISD		570	226	684		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	950	1,500	Lease: 720288	Type: REAL	Owner #: 200521
ROAD & BRIDGE	C	950	1,500	Legal: ZARAGOZA W#H062G		
GIDDINGS ISD	C	950	1,500	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J	2023 SUPP	
				RRC 295190		
				.000307 Royalty Interest		
				Category: G1		
				Railroad #:	295190	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		950	360	1,140		
ROAD & BRIDGE		950	360	1,140		
GIDDINGS ISD		950	360	1,140		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist		920 920 920	Lease: 720293 Type: REAL Legal: BRUISER GOLD W#H05BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28086 .000237 Royalty Interest Category: G1 Railroad #: 28086	Owner #: 200521	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	920 920 920		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist		4,140 4,140 4,140	Lease: 720294 Type: REAL Legal: BRUISER GREEN W#H03BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28100 .000237 Royalty Interest Category: G1 Railroad #: 28100	Owner #: 200521	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	4,140 4,140 4,140		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist		940 940 940	Lease: 720295 Type: REAL Legal: BRUISER PAW W#H01BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28087 .000237 Royalty Interest Category: G1 Railroad #: 28087	Owner #: 200521	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	940 940 940		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,690	1,612	9,228		
ROAD & BRIDGE	2,690	1,612	9,228		
LEXINGTON ISD	0	690	0		
GIDDINGS ISD	2,310	1,308	8,772		
DIME BOX ISD	0	70	0		