

This is NOT a Tax Statement
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

BISETT MARK GERARD
114 LCR 7431
THORNTON TX 76687



APPAISAL 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: 201017 365

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPAISAL 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	10	80	Lease: 11783	Type: REAL	Owner #: 201017
ROAD & BRIDGE	C	10	80	Legal: WEIMAN		
GIDDINGS ISD	C	10	80	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #11783		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000222 Override Royalty		
HB1984: The Appraised value of \$80 in 2024 as compared to \$10 in 2019 is a 700.00% increase.				Category: G1		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	68	12		
ROAD & BRIDGE		10	68	12		
GIDDINGS ISD		10	68	12		

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	20	150	Lease: 22557	Type: REAL	Owner #: 201017
ROAD & BRIDGE	C	20	150	Legal: WEISER		
GIDDINGS ISD	C	20	150	MAGNOLIA OIL & GAS		
				AB 293 SCOTT S T		
				RRC 274403 22557		
				.001291 Royalty Interest		
				Category: G1		
				Railroad #: 274403		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	126	24		
ROAD & BRIDGE		20	126	24		
GIDDINGS ISD		20	126	24		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		40	40	Lease: 23334	Type: REAL	Owner #: 201017
ROAD & BRIDGE		40	40	Legal: LEHMANN-BLUME 1RE		
GIDDINGS ISD		40	40	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #23334		
				.000156 Override Royalty		
				Category: G1		
				Railroad #: 23334		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		40	0	40		
ROAD & BRIDGE		40	0	40		
GIDDINGS ISD		40	0	40		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,730	2,320	Lease: 25406	Type: REAL	Owner #: 201017
ROAD & BRIDGE	C	1,730	2,320	Legal: RUTHVEN-BISETT CO-OP UNIT 1		
GIDDINGS ISD	C	1,730	2,320	MAGNOLIA OIL & GAS		
				AB 30 BRACEY M		
				RRC #25406		
				.002146 Royalty Interest		
				Category: G1		
				Railroad #: 25406		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,730	244	2,076		
ROAD & BRIDGE		1,730	244	2,076		
GIDDINGS ISD		1,730	244	2,076		

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
LEE COUNTY	1,800	438	2,152			
ROAD & BRIDGE	1,800	438	2,152			
GIDDINGS ISD	1,800	438	2,152			