

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

KING RANDALL LEE
PO BOX 1199
PALESTINE TX 75802-1199



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: 201485 2028
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	210	420	Lease: 12546	Type: REAL	Owner #: 201485
ROAD & BRIDGE	C	210	420	Legal: JUDY #2		
GIDDINGS ISD	C	210	420	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC 12546		
				.000296 Override Royalty		
				Category: G1		
				Railroad #: 12546		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$420 in 2024 as compared to \$300 in 2019 is a 40.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		210	168	252		
ROAD & BRIDGE		210	168	252		
GIDDINGS ISD		210	168	252		

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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5407

OWNER #:

201485

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	210	300	Lease: 20743	Type: REAL Owner #: 201485
ROAD & BRIDGE	C	210	300	Legal: TWO FINGERS UT #2RE	
DIME BOX ISD	G C	110	150	MAGNOLIA OIL & GAS	
GIDDINGS ISD	C	110	150	AB 98 ESTES A	
				RRC #20743	
				.000514 Override Royalty	
				Category: G1	
				Railroad #: 20743	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$300 in 2024 as compared to \$320 in 2019 is a 6.25% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	210	48	252		
ROAD & BRIDGE	210	48	252		
DIME BOX ISD	0	150	0		
GIDDINGS ISD	110	18	132		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		510	530	Lease: 158022	Type: REAL Owner #: 201485
ROAD & BRIDGE		510	530	Legal: TWO FINGERS UNIT #1RE	
GIDDINGS ISD		510	530	MAGNOLIA OIL & GAS	
				AB 98 ESTES A	
				RRC #158022	
				.000784 Override Royalty	
				Category: G1	
				Railroad #: 158022	
HB1984: The Appraised value of \$530 in 2024 as compared to \$530 in 2019 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	510	0	530		
ROAD & BRIDGE	510	0	530		
GIDDINGS ISD	510	0	530		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	930	216	1,034		
ROAD & BRIDGE	930	216	1,034		
GIDDINGS ISD	830	186	914		
DIME BOX ISD	0	150	0		