

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

HODGE CHARLOTTE
7419 RAIN DROP CT
RICHMOND TX 77407-5476



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: 201700 1650

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	13,100	36,510	Lease: 14814	Type: REAL Owner #: 201700
ROAD & BRIDGE	C	13,100	36,510	Legal: WOLF-SIMPSON 1 RE	
GIDDINGS ISD	C	13,100	36,510	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #14814	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.008500 Royalty Interest	
HB1984: The Appraised value of \$36,510 in 2024 as compared				to \$5,200 in 2019 is a 602.12% increase.	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		13,100	20,790	15,720	
ROAD & BRIDGE		13,100	20,790	15,720	
GIDDINGS ISD		13,100	20,790	15,720	

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	4,930	7,850	Lease: 720179	Type: REAL Owner #: 201700
ROAD & BRIDGE	C	4,930	7,850	Legal: KNOBLOCH UNIT W#1H-2H	
DIME BOX ISD	C	4,690	7,450	CRESCENT PASS ENERGY	
LEXINGTON ISD	G C	250	390	AB 15 PETERSON N	
				RRC 26667	
				.003128 Royalty Interest	
				Category: G1	
				Railroad #: 26667	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$7,850 in 2024 as compared to \$6,070 in 2019 is a 29.32% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	4,930	1,934	5,916		
ROAD & BRIDGE	4,930	1,934	5,916		
DIME BOX ISD	4,690	1,822	5,628		
LEXINGTON ISD	0	390	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		10	10	Lease: 720284	Type: REAL Owner #: 201700
ROAD & BRIDGE		10	10	Legal: ZION LODGE W#H012N	
GIDDINGS ISD		10	10	MAGNOLIA OIL & GAS	
				AB 192 BRANDER W	LEE@38%
				RRC 28092	WASH@62%
				.000002 Royalty Interest	
				Category: G1	
				Railroad #: 28092	
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	10	0	10		
ROAD & BRIDGE	10	0	10		
GIDDINGS ISD	10	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		20	10	Lease: 720285	Type: REAL Owner #: 201700
ROAD & BRIDGE		20	10	Legal: ZION RIVER W#H032N	
GIDDINGS ISD		20	10	MAGNOLIA OIL & GAS	
				AB 192 BRANDER W	LEE@46%
				RRC 28093	WASH@54%
				.000002 Royalty Interest	
				Category: G1	
				Railroad #: 28093	
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	20	0	10		
ROAD & BRIDGE	20	0	10		
GIDDINGS ISD	20	0	10		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	18,060	22,724	21,656		
ROAD & BRIDGE	18,060	22,724	21,656		
GIDDINGS ISD	13,130	20,790	15,740		
DIME BOX ISD	4,690	1,822	5,628		
LEXINGTON ISD	0	390	0		