

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

ATKINSON HAYLEY MARIE
3217 SPRING CYPRESS RD
SPRING TX 77388-4642



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: 202029 140

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	56,840	72,020	Lease: 16861	Type: REAL	Owner #: 202029
ROAD & BRIDGE	C	56,840	72,020	Legal: MELTON UNIT (HORIZ)		
GIDDINGS ISD	C	56,840	72,020	MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC 16861		
				.031250 Royalty Interest		
				Category: G1		
				Railroad #: 16861		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$72,020 in 2024 as compared to \$21,610 in 2019 is a 233.27% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		56,840	3,812	68,208		
ROAD & BRIDGE		56,840	3,812	68,208		
GIDDINGS ISD		56,840	3,812	68,208		

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	36,230	45,110	Lease: 720268	Type: REAL	Owner #: 202029
ROAD & BRIDGE	C	36,230	45,110	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	36,230	45,110	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.002883 Royalty Interest		
				Category: G1		
				Railroad #:	27973	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		36,230	1,634	43,476		
ROAD & BRIDGE		36,230	1,634	43,476		
GIDDINGS ISD		36,230	1,634	43,476		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		35,410	32,000	Lease: 720269	Type: REAL	Owner #: 202029
ROAD & BRIDGE		35,410	32,000	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		35,410	32,000	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.002883 Royalty Interest		
				Category: G1		
				Railroad #:	27974	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		35,410	0	32,000		
ROAD & BRIDGE		35,410	0	32,000		
GIDDINGS ISD		35,410	0	32,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	35,920	55,240	Lease: 720270	Type: REAL	Owner #: 202029
ROAD & BRIDGE	C	35,920	55,240	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	35,920	55,240	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.002883 Royalty Interest		
				Category: G1		
				Railroad #:	27975	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		35,920	12,136	43,104		
ROAD & BRIDGE		35,920	12,136	43,104		
GIDDINGS ISD		35,920	12,136	43,104		

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
LEE COUNTY	164,400	17,582	186,788			
ROAD & BRIDGE	164,400	17,582	186,788			
GIDDINGS ISD	164,400	17,582	186,788			