

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

COWGER DAVID STANLEY  
237 SYCAMORE LN  
MADISON MS 39110



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: 202631 795

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	900	1,260	Lease: 20743	Type: REAL	Owner #: 202631
ROAD & BRIDGE	C	900	1,260	Legal: TWO FINGERS UT #2RE		
DIME BOX ISD	C	450	630	MAGNOLIA OIL & GAS		
GIDDINGS ISD	C	450	630	AB 98 ESTES A		
				RRC #20743		
				.002169 Royalty Interest		
				Category: G1		
				Railroad #: 20743		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,260 in 2024 as compared to \$1,360 in 2019 is a 7.35% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		900	180	1,080		
ROAD & BRIDGE		900	180	1,080		
DIME BOX ISD		450	90	540		
GIDDINGS ISD		450	90	540		

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	170	240	Lease: 20743	Type: REAL	Owner #: 202631
ROAD & BRIDGE	C	170	240	Legal: TWO FINGERS UT #2RE		
DIME BOX ISD	C	90	120	MAGNOLIA OIL & GAS		
GIDDINGS ISD	C	90	120	AB 98 ESTES A		
				RRC #20743		
				.000417 Override Royalty		
				Category: G1		
				Railroad #: 20743		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$240 in 2024 as compared to \$260 in 2019 is a 7.69% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		170	36	204		
ROAD & BRIDGE		170	36	204		
DIME BOX ISD		90	12	108		
GIDDINGS ISD		90	12	108		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	740	1,330	Lease: 105504	Type: REAL	Owner #: 202631
ROAD & BRIDGE	C	740	1,330	Legal: JANETTE #1		
DIME BOX ISD	C	430	770	MAGNOLIA OIL & GAS		
GIDDINGS ISD	C	310	560	AB 98 ESTES A		
				RRC #105504		
				.002919 Royalty Interest		
				Category: G1		
				Railroad #: 105504		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		740	442	888		
ROAD & BRIDGE		740	442	888		
DIME BOX ISD		430	254	516		
GIDDINGS ISD		310	188	372		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	180	320	Lease: 105504	Type: REAL	Owner #: 202631
ROAD & BRIDGE	C	180	320	Legal: JANETTE #1		
DIME BOX ISD	C	110	190	MAGNOLIA OIL & GAS		
GIDDINGS ISD	C	80	140	AB 98 ESTES A		
				RRC #105504		
				.000712 Override Royalty		
				Category: G1		
				Railroad #: 105504		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		180	104	216		
ROAD & BRIDGE		180	104	216		
DIME BOX ISD		110	58	132		
GIDDINGS ISD		80	44	96		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,990	762	2,388		
ROAD & BRIDGE	1,990	762	2,388		
DIME BOX ISD	1,080	414	1,296		
GIDDINGS ISD	930	334	1,116		