

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

CHEATHAM CLARENCE E TRUST
PO BOX 2381
PORT BOLIVER TX 77650-2381



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:	203642 683
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	150	300	Lease: 15028	Type: REAL	Owner #: 203642
ROAD & BRIDGE	C	150	300	Legal: LUTHER UNIT		
GIDDINGS ISD	C	150	300	MAGNOLIA OIL & GAS		
				AB 339 WHITEHURST J H		
				RRC #15028		
				.001844 Override Royalty		
				Category: G1		
				Railroad #: 15028		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		150	120	180		
ROAD & BRIDGE		150	120	180		
GIDDINGS ISD		150	120	180		

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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1733

OWNER #:

203642

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,400	3,700	Lease: 22289	Type: REAL	Owner #: 203642
ROAD & BRIDGE	C	2,400	3,700	Legal: DUNCAN 1		
GIDDINGS ISD	C	2,400	3,700	MAGNOLIA OIL & GAS		
				AB 52 BBB & CRR CO		
				RRC #22289		
				.010079 Override Royalty		
				Category: G1		
				Railroad #: 22289		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,400	820	2,880		
ROAD & BRIDGE		2,400	820	2,880		
GIDDINGS ISD		2,400	820	2,880		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20	40	Lease: 22500	Type: REAL	Owner #: 203642
ROAD & BRIDGE	C	20	40	Legal: DOCKERY OL UNIT		
GIDDINGS ISD	C	20	40	MAGNOLIA OIL & GAS		
				AB 20 VARELMAN J D		
				RRC #22500		
				.000112 Royalty Interest		
				Category: G1		
				Railroad #: 22500		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	16	24		
ROAD & BRIDGE		20	16	24		
GIDDINGS ISD		20	16	24		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		40	10	Lease: 22512	Type: REAL	Owner #: 203642
ROAD & BRIDGE		40	10	Legal: FISCHER UNIT		
GIDDINGS ISD		40	10	MAGNOLIA OIL & GAS		
				AB 71 CHANEY C		
				RRC #22512		
				.000223 Override Royalty		
				Category: G1		
				Railroad #: 22512		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		40	0	10		
ROAD & BRIDGE		40	0	10		
GIDDINGS ISD		40	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	60	100	Lease: 720187	Type: REAL	Owner #: 203642
ROAD & BRIDGE	C	60	100	Legal: TRAPPER UNIT 15A		
GIDDINGS ISD	C	60	100	MAGNOLIA OIL & GAS		
				AB 71 CHANEY C		
				RRC 26545		
				.000580 Override Royalty		
				Category: G1		
				Railroad #: 26545		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		60	28	72		
ROAD & BRIDGE		60	28	72		
GIDDINGS ISD		60	28	72		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,670	984	3,166		
ROAD & BRIDGE	2,670	984	3,166		
GIDDINGS ISD	2,670	984	3,166		

