

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

CHASE ANNE WELCH
872 KNOTTY BRANCH RD
CONWAY SC 29527



APPAISAL 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: 203906 680

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPAISAL 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	20	60	Lease: 14106	Type: REAL	Owner #: 203906
ROAD & BRIDGE	C	20	60	Legal: LONIE MAE #1-H		
GIDDINGS ISD	C	20	60	LEEKUS OIL LLC		
				AB 352 WILKERSON W L		
				RRC #14106		
				.000115 Royalty Interest		
				Category: G1		
				Railroad #: 14106		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	36	24		
ROAD & BRIDGE		20	36	24		
GIDDINGS ISD		20	36	24		

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	8,420	Lease: 720233	Type: REAL	Owner #: 203906
ROAD & BRIDGE	C	170	8,420	Legal: DUNKIN UNIT W#H020B		
GIDDINGS ISD	C	170	8,420	MAGNOLIA OIL & GAS		
				AB 384 POPPONO J	94%LEE	
				RRC 27708	6%WASH	
				.000123 Royalty Interest		
				Category: G1		
				Railroad #: 27708		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		170	8,216	204		
ROAD & BRIDGE		170	8,216	204		
GIDDINGS ISD		170	8,216	204		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		4,490	3,990	Lease: 720281	Type: REAL	Owner #: 203906
ROAD & BRIDGE		4,490	3,990	Legal: LONIE MAE A W#2H		
GIDDINGS ISD		4,490	3,990	LEEXUS OIL LLC		
				AB 352 WILKERSON W	88%LEE	
				RRC 28022	12%WAS	
				.000356 Royalty Interest		
				Category: G1		
				Railroad #: 28022		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		4,490	0	3,990		
ROAD & BRIDGE		4,490	0	3,990		
GIDDINGS ISD		4,490	0	3,990		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			1,280	Lease: 720296	Type: REAL	Owner #: 203906
ROAD & BRIDGE			1,280	Legal: SPARKY W#H01SS		
GIDDINGS ISD			1,280	MAGNOLIA OIL & GAS		
				AB 165 DEWITT G	LEE@73%	
				RRC 28079	FAY@9%/WAS@18%	
				.000078 Royalty Interest		
				Category: G1		
				Railroad #: 28079		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	1,280		
ROAD & BRIDGE		0	0	1,280		
GIDDINGS ISD		0	0	1,280		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			840	Lease: 720297	Type: REAL	Owner #: 203906
ROAD & BRIDGE			840	Legal: SUNDEVIL W#H03SS		
GIDDINGS ISD			840	MAGNOLIA OIL & GAS		
				AB 165 DEWITT G	LEE@73%	
				API 149.33548	FAY@9%/WAS@18%	
				.000075 Royalty Interest		
				Category: G1		
				Railroad #: 28102		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	840		
ROAD & BRIDGE		0	0	840		
GIDDINGS ISD		0	0	840		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	4,680	8,252	6,338		
ROAD & BRIDGE	4,680	8,252	6,338		
GIDDINGS ISD	4,680	8,252	6,338		

