

info@leecad.net

ALSTON SUSAN
PO BOX 195
LEDBETTER TX 78946

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: 204323 73
 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	70	100	Lease: 720275 Type: REAL Owner #: 204323		
ROAD & BRIDGE	C	70	100	Legal: BOONE C W#1H		
GIDDINGS ISD	C	70	100	MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27997 LEE6%/FAY2%/WAS92%		
				.000086 Royalty Interest Category: G1 Railroad #: 27997		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	70	16	84			
ROAD & BRIDGE	70	16	84			
GIDDINGS ISD	70	16	84			

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, beginnng 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	50	70	Lease: 720276	Type: REAL	Owner #: 204323
ROAD & BRIDGE	C	50	70	Legal: BOONE D W#1H		
GIDDINGS ISD	C	50	70	MAGNOLIA OIL & GAS		
				AB 182 SHARP J		
				RRC 27985	LEE6%/FAY2%/WAS92%	
				.000086 Royalty Interest		
				Category: G1		
				Railroad #:	27985	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	10	60		
ROAD & BRIDGE		50	10	60		
GIDDINGS ISD		50	10	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		820	740	Lease: 720282	Type: REAL	Owner #: 204323
ROAD & BRIDGE		820	740	Legal: BOONE A W#1H		
GIDDINGS ISD		820	740	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@66%	
				RRC 295037	WASH@34%	
				.000086 Royalty Interest		
				Category: G1		
				Railroad #:	295037	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		820	0	740		
ROAD & BRIDGE		820	0	740		
GIDDINGS ISD		820	0	740		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	520	790	Lease: 720283	Type: REAL	Owner #: 204323
ROAD & BRIDGE	C	520	790	Legal: BOONE B W#1H		
GIDDINGS ISD	C	520	790	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@40%	
				RRC 295073	WASH@60%	
				.000086 Royalty Interest		
				Category: G1		
				Railroad #:	295073	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		520	166	624		
ROAD & BRIDGE		520	166	624		
GIDDINGS ISD		520	166	624		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,460	192	1,508		
ROAD & BRIDGE	1,460	192	1,508		
GIDDINGS ISD	1,460	192	1,508		