

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

FRANKLIN KELTON  
4504 FAIR PARK BLVD  
FORT WORTH TX 76134



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: 93737 1222

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	790	1,340	Lease: 13687	Type: REAL	Owner #: 93737
ROAD & BRIDGE	C	790	1,340	Legal: CLEOPATRA UNIT I 1RE & 2H		
GIDDINGS ISD	C	790	1,340	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13687		
				.000453 Royalty Interest Category: G1 Railroad #: 13687		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,340 in 2024 as compared to \$140 in 2019 is a 857.14% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		790	392	948		
ROAD & BRIDGE		790	392	948		
GIDDINGS ISD		790	392	948		

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	30	50	Lease: 85810	Type: REAL Owner #: 93737
ROAD & BRIDGE	C	30	50	Legal: LEITKO CURTIS #1	
GIDDINGS ISD	C	30	50	MAGNOLIA OIL & GAS	
				AB 98 ESTES A	
				RRC #085810	
				.000429 Royalty Interest	
				Category: G1	
				Railroad #: 85810	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$50 in 2024 as compared to \$10 in 2019 is a 400.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	30	14	36		
ROAD & BRIDGE	30	14	36		
GIDDINGS ISD	30	14	36		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	170	240	Lease: 86219	Type: REAL Owner #: 93737
ROAD & BRIDGE	C	170	240	Legal: LEITKO CURTIS #2	
GIDDINGS ISD	C	170	240	MAGNOLIA OIL & GAS	
				RRC #086219	
				.000436 Royalty Interest	
				Category: G1	
				Railroad #: 86219	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$240 in 2024 as compared to \$370 in 2019 is a 35.14% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	170	36	204		
ROAD & BRIDGE	170	36	204		
GIDDINGS ISD	170	36	204		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	990	442	1,188		
ROAD & BRIDGE	990	442	1,188		
GIDDINGS ISD	990	442	1,188		