

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

BREDTHAUER WILLIAM G
% HARRIS FINLEY & BOGEL PC
777 MAIN ST STE 1800
FORT WORTH TX 76102-5322



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: 93831 492

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	650	3,220	Lease: 14903	Type: REAL	Owner #: 93831
ROAD & BRIDGE	C	650	3,220	Legal: GERDES-BREDTHAUER -1-		
GIDDINGS ISD	C	650	3,220	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #14903		
				.007061 Royalty Interest		
				Category: G1		
				Railroad #: 14903		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,220 in 2024 as compared to \$3,760 in 2019 is a 14.36% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		650	2,440	780		
ROAD & BRIDGE		650	2,440	780		
GIDDINGS ISD		650	2,440	780		

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	220	280	Lease: 15131 Type: REAL Owner #: 93831		
ROAD & BRIDGE	C	220	280	Legal: DONNA "W" UNIT 1-H W#2		
GIDDINGS ISD	C	220	280	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #15131 LEE 89% WASH 11%		
				.001888 Royalty Interest Category: G1 Railroad #: 15131		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$280 in 2024				as compared to \$310 in 2019 is a 9.68% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		220	16	264		
ROAD & BRIDGE		220	16	264		
GIDDINGS ISD		220	16	264		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	100	240	Lease: 16116	Type: REAL	Owner #: 93831
ROAD & BRIDGE	C	100	240	Legal: GERDES-BREDTHAUER UN 2		
GIDDINGS ISD	C	100	240	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116 .000571 Royalty Interest Category: G1 Railroad #: 16116		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$240 in 2024 as compared to \$300 in 2019 is a 20.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		100	120	120		
ROAD & BRIDGE		100	120	120		
GIDDINGS ISD		100	120	120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	12,970	22,940	Lease: 22223 Type: REAL Owner #: 93831		
ROAD & BRIDGE	C	12,970	22,940	Legal: RAPPAPORT UNIT		
GIDDINGS ISD	C	12,970	22,940	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22223		
				.014238 Royalty Interest Category: G1 Railroad #: 22223		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$22,940 in 2024 as compared to \$9,680 in 2019 is a 136.98% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		12,970	7,376	15,564		
ROAD & BRIDGE		12,970	7,376	15,564		
GIDDINGS ISD		12,970	7,376	15,564		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	5,290	6,530	Lease: 22386	Type: REAL	Owner #: 93831
ROAD & BRIDGE	C	5,290	6,530	Legal: BREDTHAUER UNIT W#2H		
GIDDINGS ISD	C	5,290	6,530	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22386		
				.019407 Royalty Interest		
				Category: G1		
				Railroad #: 22386		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$6,530 in 2024 as compared to \$1,970 in 2019 is a 231.47% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		5,290	182	6,348		
ROAD & BRIDGE		5,290	182	6,348		
GIDDINGS ISD		5,290	182	6,348		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	950	1,180	Lease: 22386	Type: REAL	Owner #: 93831
ROAD & BRIDGE	C	950	1,180	Legal: BREDTHAUER UNIT W#2H		
GIDDINGS ISD	C	950	1,180	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22386		
				.003497 Override Royalty		
				Category: G1		
				Railroad #: 22386		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,180 in 2024 as compared to \$350 in 2019 is a 237.14% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		950	40	1,140		
ROAD & BRIDGE		950	40	1,140		
GIDDINGS ISD		950	40	1,140		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	20,180	10,174	24,216		
ROAD & BRIDGE	20,180	10,174	24,216		
GIDDINGS ISD	20,180	10,174	24,216		

