

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

BLACK DIAMOND RESOURCES LLC
PO BOX 10165
FLEMING ISLAND FL 32006-0041



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: 93905 369
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	1,380	1,850	Lease: 25406 Type: REAL Owner #: 93905
ROAD & BRIDGE	C	1,380	1,850	Legal: RUTHVEN-BISETT CO-OP UNIT 1
GIDDINGS ISD	C	1,380	1,850	MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406 .001716 Override Royalty Category: G1 Railroad #: 25406
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,850 in 2024 as compared to \$1,100 in 2019 is a 68.18% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	1,380	194	1,656	
ROAD & BRIDGE	1,380	194	1,656	
GIDDINGS ISD	1,380	194	1,656	

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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931

OWNER #:

93905

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	640	1,680	Lease: 720142 Type: REAL Owner #: 93905		
ROAD & BRIDGE	C	640	1,680	Legal: RUTHVEN SHIRLEY #1 & 2		
GIDDINGS ISD	C	640	1,680	MAGNOLIA OIL & GAS AB 164 MCCOY C J RRC #22496 .003750 Override Royalty Category: G1 Railroad #: 22496		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,680 in 2024 as compared to \$5,530 in 2019 is a 69.62% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		640	912	768		
ROAD & BRIDGE		640	912	768		
GIDDINGS ISD		640	912	768		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	17,300	21,550	Lease: 720268 Type: REAL Owner #: 93905		
ROAD & BRIDGE	C	17,300	21,550	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	17,300	21,550	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .001377 Override Royalty Category: G1 Railroad #: 27973		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		17,300	790	20,760		
ROAD & BRIDGE		17,300	790	20,760		
GIDDINGS ISD		17,300	790	20,760		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		16,910	15,290	Lease: 720269 Type: REAL Owner #: 93905		
ROAD & BRIDGE		16,910	15,290	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		16,910	15,290	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .001377 Override Royalty Category: G1 Railroad #: 27974		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		16,910	0	15,290		
ROAD & BRIDGE		16,910	0	15,290		
GIDDINGS ISD		16,910	0	15,290		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	17,160	26,390	Lease: 720270	Type: REAL Owner #: 93905
ROAD & BRIDGE	C	17,160	26,390	Legal: CASTLEWOOD 'C' 3H	
GIDDINGS ISD	C	17,160	26,390	MAGNOLIA OIL & GAS	
				AB 342 WELCH R G	
				RRC 27975	
				.001377 Override Royalty	
				Category: G1	
				Railroad #: 27975	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		17,160	5,798	20,592	
ROAD & BRIDGE		17,160	5,798	20,592	
GIDDINGS ISD		17,160	5,798	20,592	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		4,730	4,210	Lease: 720281	Type: REAL Owner #: 93905
ROAD & BRIDGE		4,730	4,210	Legal: LONIE MAE A W#2H	
GIDDINGS ISD		4,730	4,210	LEEXUS OIL LLC	
				AB 352 WILKERSON W	88%LEE
				RRC 28022	12%WAS
				.000375 Override Royalty	
				Category: G1	
				Railroad #: 28022	
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		4,730	0	4,210	
ROAD & BRIDGE		4,730	0	4,210	
GIDDINGS ISD		4,730	0	4,210	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		1,290	1,210	Lease: 720284	Type: REAL Owner #: 93905
ROAD & BRIDGE		1,290	1,210	Legal: ZION LODGE W#H012N	
GIDDINGS ISD		1,290	1,210	MAGNOLIA OIL & GAS	
				AB 192 BRANDER W	LEE@38%
				RRC 28092	WASH@62%
				.000275 Override Royalty	
				Category: G1	
				Railroad #: 28092	
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		1,290	0	1,210	
ROAD & BRIDGE		1,290	0	1,210	
GIDDINGS ISD		1,290	0	1,210	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		2,220	1,780	Lease: 720285	Type: REAL Owner #: 93905
ROAD & BRIDGE		2,220	1,780	Legal: ZION RIVER W#H032N	
GIDDINGS ISD		2,220	1,780	MAGNOLIA OIL & GAS	
				AB 192 BRANDER W	LEE@46%
				RRC 28093	WASH@54%
				.000275 Override Royalty	
				Category: G1	
				Railroad #: 28093	
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		2,220	0	1,780	
ROAD & BRIDGE		2,220	0	1,780	
GIDDINGS ISD		2,220	0	1,780	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	61,630	7,694	66,266		
ROAD & BRIDGE	61,630	7,694	66,266		
GIDDINGS ISD	61,630	7,694	66,266		