

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

JAEHNE MARK A TRUSTEE III
PO BOX 726
GIDDINGS TX 78942-0726



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: 94229 1790

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	10	30	Lease: 5	Type: REAL	Owner #: 94229
ROAD & BRIDGE	C	10	30	Legal: CORA UNIT TRACT 2RE		
GIDDINGS ISD	C	10	30	U S OPERATING INC		
				AB 98 ESTES A		
				RRC 22786 UNIT 9922786		
				.000042 Override Royalty		
				Category: G1		
				Railroad #: 22786		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$30 in 2024 as compared to \$20 in 2019 is a 50.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	18	12		
ROAD & BRIDGE		10	18	12		
GIDDINGS ISD		10	18	12		

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	430	680	Lease: 11875	Type: REAL	Owner #: 94229
ROAD & BRIDGE	C	430	680	Legal: FALLON 1		
GIDDINGS ISD	C	430	680	DALLAS PETRO GROUP		
				AB 149 HINDS T S		
				RRC #11875		
				.001563 Override Royalty		
				Category: G1		
				Railroad #: 11875		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$680 in 2024 as compared to \$150 in 2019 is a 353.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		430	164	516		
ROAD & BRIDGE		430	164	516		
GIDDINGS ISD		430	164	516		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	60	90	Lease: 12953	Type: REAL	Owner #: 94229
ROAD & BRIDGE	C	60	90	Legal: WESTBROOK 2-A		
GIDDINGS ISD	C	60	90	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #12953		
				.000353 Override Royalty		
				Category: G1		
				Railroad #: 12953		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$90 in 2024 as compared to \$80 in 2019 is a 12.50% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		60	18	72		
ROAD & BRIDGE		60	18	72		
GIDDINGS ISD		60	18	72		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		190	210	Lease: 13496	Type: REAL	Owner #: 94229
ROAD & BRIDGE		190	210	Legal: PRELLOP -3-		
GIDDINGS ISD		190	210	MAGNOLIA OIL & GAS		
				AB 103 EASTLAND W M & 104 EAS		
				RRC #13496		
				.000656 Override Royalty		
				Category: G1		
				Railroad #: 13496		
HB1984: The Appraised value of \$210 in 2024 as compared to \$200 in 2019 is a 5.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		190	0	210		
ROAD & BRIDGE		190	0	210		
GIDDINGS ISD		190	0	210		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	80	Lease: 13988	Type: REAL	Owner #: 94229
ROAD & BRIDGE	C	50	80	Legal: BIRDIE #1RE		
DIME BOX ISD	C	50	80	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #13988		
				.000149 Royalty Interest		
				Category: G1		
				Railroad #: 13988		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$80 in 2024 as compared to \$180 in 2019 is a 55.56% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	20	60		
ROAD & BRIDGE		50	20	60		
DIME BOX ISD		50	20	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			10	Lease: 14620	Type: REAL	Owner #: 94229
ROAD & BRIDGE			10	Legal: MELISSA		
DIME BOX ISD			10	U S OPERATING INC		
				AB 207 MANCHA J F		
				RRC #14620		
				.000008 Override Royalty		
				Category: G1		
				Railroad #: 14620		
HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	10		
ROAD & BRIDGE		0	0	10		
DIME BOX ISD		0	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	70	180	Lease: 22026	Type: REAL	Owner #: 94229
ROAD & BRIDGE	C	70	180	Legal: FISCHER-PLACKE UNIT		
GIDDINGS ISD	C	70	180	MAGNOLIA OIL & GAS		
CUMMINGS CREEK	G C	70	180	AB 350 WINFORD W		
				RRC #22026		
				.000072 Override Royalty		
				Category: G1		
				Railroad #: 22026		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$180 in 2024 as compared to \$10 in 2019 is a 1700.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		70	96	84		
ROAD & BRIDGE		70	96	84		
GIDDINGS ISD		70	96	84		
CUMMINGS CREEK		0	180	0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		20 20 20	Lease: 22557 Type: REAL Owner #: 94229 Legal: WEISER MAGNOLIA OIL & GAS AB 293 SCOTT S T RRC 274403 22557 .000140 Override Royalty Category: G1 Railroad #: 274403 HB1984: The Appraised value of \$20 in 2024 as compared to \$20 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	0	0	20
ROAD & BRIDGE	0	0	20
GIDDINGS ISD	0	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C DIME BOX ISD C	70 70 70	90 90 90	Lease: 720121 Type: REAL Owner #: 94229 Legal: ROSE #2 U S OPERATING INC AB 22 WALLACE J Y RRC #24390 .000469 Override Royalty Category: G1 Railroad #: 24390 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$90 in 2024 as compared to \$80 in 2019 is a 12.50% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	70	6	84
ROAD & BRIDGE	70	6	84
DIME BOX ISD	70	6	84

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C	190 190 190	280 280 280	Lease: 720159 Type: REAL Owner #: 94229 Legal: TRAPPER UNIT 13A TRIVISTA OPERATING AB 140 GIBSON W RRC 26298 .000753 Override Royalty Category: G1 Railroad #: 26298 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$280 in 2024 as compared to \$460 in 2019 is a 39.13% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	190	52	228
ROAD & BRIDGE	190	52	228
GIDDINGS ISD	190	52	228

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2019 Hist	1,810 1,810 1,810	1,890 1,890 1,890	Lease: 720241 Type: REAL Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752 .000281 Override Royalty Category: G1 Railroad #: 27722	Owner #: 94229	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,810 1,810 1,810	0 0 0	1,890 1,890 1,890		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD CUMMINGS CREEK	2,880 2,880 950 1,930 0	374 374 348 26 180	3,186 3,186 1,142 2,044 0		

