

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

KITCHEL ESTATE NON EXEMPT TRST
F/B/O WARD N ADKINS JR
5519 TUPPER LAKE DR
HOUSTON TX 77056-1626



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: 94231 2045
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 ROAD & BRIDGE DIME BOX ISD	380 380 380	400 400 400	Lease: 11992 Type: REAL Owner #: 94231 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992 .000514 Override Royalty Category: G1 Railroad #: 11992 HB1984: The Appraised value of \$400 in 2024 as compared to \$570 in 2019 is a 29.82% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	380 380 380	0 0 0	400 400 400

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

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	290	370	Lease: 12039	Type: REAL	Owner #: 94231
ROAD & BRIDGE	C	290	370	Legal: STEIN J #1		
DIME BOX ISD	C	290	370	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #12039		
				.000514 Override Royalty		
				Category: G1		
				Railroad #: 12039		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$370 in 2024 as compared to \$230 in 2019 is a 60.87% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		290	22	348		
ROAD & BRIDGE		290	22	348		
DIME BOX ISD		290	22	348		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		430	340	Lease: 12560	Type: REAL	Owner #: 94231
ROAD & BRIDGE		430	340	Legal: JURCHAK #1		
DIME BOX ISD		430	340	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #12560		
				.000823 Override Royalty		
				Category: G1		
				Railroad #: 12560		
HB1984: The Appraised value of \$340 in 2024 as compared to \$330 in 2019 is a 3.03% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		430	0	340		
ROAD & BRIDGE		430	0	340		
DIME BOX ISD		430	0	340		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		40	30	Lease: 157285	Type: REAL	Owner #: 94231
ROAD & BRIDGE		40	30	Legal: TARVER #1H		
GIDDINGS ISD		40	30	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #157285		
				.000779 Override Royalty		
				Category: G1		
				Railroad #: 157285		
HB1984: The Appraised value of \$30 in 2024 as compared to \$100 in 2019 is a 70.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		40	0	30		
ROAD & BRIDGE		40	0	30		
GIDDINGS ISD		40	0	30		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		280	300	Lease: 720241	Type: REAL	Owner #: 94231
ROAD & BRIDGE		280	300	Legal: MCCOY 1H		
DIME BOX ISD		280	300	WILDFIRE ENERGY OPER		
				AB 22 WALLACE J Y		
				RRC 27722 DP 842752		
				.000044 Override Royalty		
				Category: G1		
				Railroad #: 27722		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		280	0	300		
ROAD & BRIDGE		280	0	300		
DIME BOX ISD		280	0	300		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	380 380 380	360 360 360	Lease: 720284 Type: REAL Owner #: 94231 Legal: ZION LODGE W#H012N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@38% RRC 28092 WASH@62% .000081 Override Royalty Category: G1 Railroad #: 28092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	380 380 380	0 0 0	360 360 360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	650 650 650	520 520 520	Lease: 720285 Type: REAL Owner #: 94231 Legal: ZION RIVER W#H032N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@46% RRC 28093 WASH@54% .000081 Override Royalty Category: G1 Railroad #: 28093
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	650 650 650	0 0 0	520 520 520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	740 740 740	1,160 1,160 1,160	Lease: 720288 Type: REAL Owner #: 94231 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190 .000238 Override Royalty Category: G1 Railroad #: 295190
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	740 740 740	272 272 272	888 888 888

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 DIME BOX ISD GIDDINGS ISD	3,190 3,190 1,380 1,810	294 294 22 272	3,186 3,186 1,388 1,798		

