

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

FRANK PHYLLIS JEAN TAPPER 1998  
PHYLLIS JEAN TAPPER FRANK TRUS  
9660 HILLCROFT ST STE 554  
HOUSTON TX 77096-3860



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: 94316 1218  
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	3,230	7,070	Lease: 18936 Type: REAL Owner #: 94316
ROAD & BRIDGE	C	3,230	7,070	Legal: BETTY SUE #1H
GIDDINGS ISD	C	3,230	7,070	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18936 LEE 75% WASH 25%
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.046875 Royalty Interest
HB1984: The Appraised value of \$7,070 in 2024 as compared to \$3,460 in 2019 is a 104.34% increase.				Category: G1
				Railroad #: 18936
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	3,230	3,194	3,876	
ROAD & BRIDGE	3,230	3,194	3,876	
GIDDINGS ISD	3,230	3,194	3,876	

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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3229

OWNER #:

94316

4/24/24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	39,490 39,490 39,490	37,960 37,960 37,960	Lease: 18984 Type: REAL Owner #: 94316 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%  .037616 Royalty Interest Category: G1 Railroad #: 18984  HB1984: The Appraised value of \$37,960 in 2024 as compared to \$53,850 in 2019 is a 29.51% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	39,490 39,490 39,490	0 0 0	37,960 37,960 37,960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 60 C 60 C 60	160 160 160	Lease: 24913 Type: REAL Owner #: 94316 Legal: HANCOCK MOZELLE #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #24913  .004747 Royalty Interest Category: G1 Railroad #: 24913  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$160 in 2024 as compared to \$10 in 2019 is a 1500.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	88 88 88	72 72 72

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 40 C 40 C 40	70 70 70	Lease: 720243 Type: REAL Owner #: 94316 Legal: DIETZ-GOETH UNIT 1 MAGNOLIA OIL & GAS AB 186 WARD THOMAS W (WASH) RRC 22404 COMP 2003  .032055 Royalty Interest Category: G1 Railroad #: 22404  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	22 22 22	48 48 48

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	60	Lease: 720246    Type: REAL    Owner #:    94316		
ROAD & BRIDGE	C	30	60	Legal: DIETZ-GOETH UNIT 2		
GIDDINGS ISD	C	30	60	MAGNOLIA OIL & GAS AB 186 WARD THOMAS W (WASH) RRC 22404    COMP 2003		
				.032055 Royalty Interest Category:        G1 Railroad #:                22404		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	24	36		
ROAD & BRIDGE		30	24	36		
GIDDINGS ISD		30	24	36		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	42,850	3,328	41,992		
ROAD & BRIDGE	42,850	3,328	41,992		
GIDDINGS ISD	42,850	3,328	41,992		

