

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

KEMP ELAINE WILLEFORD
118 FULTON PLACE
PORTLAND TX 78362



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: 94762 1976

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	7,160	10,770	Lease: 13672	Type: REAL Owner #: 94762
ROAD & BRIDGE	C	7,160	10,770	Legal: GANTT W1	
GIDDINGS ISD	C	7,160	10,770	MAGNOLIA OIL & GAS AB 226 MCNEESE I & 68 CROSBY RRC #13672	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.015606 Royalty Interest	
HB1984: The Appraised value of \$10,770 in 2024 as compared				Category: G1	
				Railroad #: 13672	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		7,160	2,177	8,593	
ROAD & BRIDGE		7,160	2,177	8,593	
GIDDINGS ISD		7,160	2,177	8,593	

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	370	9,480	Lease: 14980	Type: REAL	Owner #: 94762
ROAD & BRIDGE	C	370	9,480	Legal: SIEGMUND MAX		
GIDDINGS ISD	C	370	9,480	LEEXUS OIL LLC		
				AB 68 CROSBY J J		
				RRC #14980		
				.031250 Royalty Interest		
				Category: G1		
				Railroad #: 14980		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$9,480 in 2024 as compared to \$370 in 2019 is a 2462.16% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		370	9,036	444		
ROAD & BRIDGE		370	9,036	444		
GIDDINGS ISD		370	9,036	444		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,660	3,320	Lease: 720268	Type: REAL	Owner #: 94762
ROAD & BRIDGE	C	2,660	3,320	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	2,660	3,320	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973 87%LEE/13%WAS		
				.000212 Royalty Interest		
				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		2,660	128	3,192		
ROAD & BRIDGE		2,660	128	3,192		
GIDDINGS ISD		2,660	128	3,192		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,600	2,350	Lease: 720269	Type: REAL	Owner #: 94762
ROAD & BRIDGE		2,600	2,350	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		2,600	2,350	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974 87%LEE/13%WAS		
				.000212 Royalty Interest		
				Category: G1		
				Railroad #: 27974		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,600	0	2,350		
ROAD & BRIDGE		2,600	0	2,350		
GIDDINGS ISD		2,600	0	2,350		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,640	4,060	Lease: 720270	Type: REAL	Owner #: 94762
ROAD & BRIDGE	C	2,640	4,060	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	2,640	4,060	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.000212 Royalty Interest		
				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		2,640	892	3,168		
ROAD & BRIDGE		2,640	892	3,168		
GIDDINGS ISD		2,640	892	3,168		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	15,430	12,233	17,747		
ROAD & BRIDGE	15,430	12,233	17,747		
GIDDINGS ISD	15,430	12,233	17,747		

