

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

ERB AMY STEPHENS
6629 OASIS DR
AUSTIN TX 78749-2710



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: 94867 1070

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	1,090	2,380	Lease: 22500	Type: REAL	Owner #: 94867
ROAD & BRIDGE	C	1,090	2,380	Legal: DOCKERY OL UNIT		
GIDDINGS ISD	C	1,090	2,380	MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.007168 Royalty Interest		
HB1984: The Appraised value of \$2,380 in 2024 as compared to \$1,730 in 2019 is a 37.57% increase.				Category: G1		
				Railroad #: 22500		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,090	1,072	1,308		
ROAD & BRIDGE		1,090	1,072	1,308		
GIDDINGS ISD		1,090	1,072	1,308		

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	80	180	Lease: 22500	Type: REAL	Owner #: 94867
ROAD & BRIDGE	C	80	180	Legal: DOCKERY OL UNIT		
GIDDINGS ISD	C	80	180	MAGNOLIA OIL & GAS		
				AB 20 VARELMAN J D		
				RRC #22500		
				.000538 Override Royalty		
				Category: G1		
				Railroad #: 22500		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$180 in 2024 as compared to \$130 in 2019 is a 38.46% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	80	84	96			
ROAD & BRIDGE	80	84	96			
GIDDINGS ISD	80	84	96			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	80	Lease: 22540	Type: REAL	Owner #: 94867
ROAD & BRIDGE	C	30	80	Legal: ELISE UNIT 1		
GIDDINGS ISD	C	30	80	MAGNOLIA OIL & GAS		
				AB 20 VARELMAN J D		
				RRC #22540		
				.001205 Royalty Interest		
				Category: G1		
				Railroad #: 22540		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$80 in 2024 as compared to \$20 in 2019 is a 300.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	30	44	36			
ROAD & BRIDGE	30	44	36			
GIDDINGS ISD	30	44	36			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			10	Lease: 22540	Type: REAL	Owner #: 94867
ROAD & BRIDGE			10	Legal: ELISE UNIT 1		
GIDDINGS ISD			10	MAGNOLIA OIL & GAS		
				AB 20 VARELMAN J D		
				RRC #22540		
				.000091 Override Royalty		
				Category: G1		
				Railroad #: 22540		
No 2019 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	0	0	10			
ROAD & BRIDGE	0	0	10			
GIDDINGS ISD	0	0	10			

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
LEE COUNTY	1,200	1,200	1,450			
ROAD & BRIDGE	1,200	1,200	1,450			
GIDDINGS ISD	1,200	1,200	1,450			