

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

JESSEN RANDA  
282 POPE DR  
MOUNT VERNON TX 75457-8185



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:	94888 1856
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	140	680	Lease: 14903 Type: REAL Owner #: 94888
ROAD & BRIDGE	C	140	680	Legal: GERDES-BREDTHAUER -1-
GIDDINGS ISD	C	140	680	MAGNOLIA OIL & GAS
				AB 330 WARD T W
				RRC #14903
				.001484 Royalty Interest
				Category: G1
				Railroad #: 14903
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$680 in 2024 as compared to \$790 in 2019 is a 13.92% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	140	512	168	
ROAD & BRIDGE	140	512	168	
GIDDINGS ISD	140	512	168	

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	210	490	Lease: 16116	Type: REAL	Owner #: 94888
ROAD & BRIDGE	C	210	490	Legal: GERDES-BREDTHAUER UN 2		
GIDDINGS ISD	C	210	490	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #16116		
				.001153 Royalty Interest		
				Category: G1		
				Railroad #: 16116		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$490 in 2024 as compared to \$600 in 2019 is a 18.33% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		210	238	252		
ROAD & BRIDGE		210	238	252		
GIDDINGS ISD		210	238	252		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	420	740	Lease: 22223	Type: REAL	Owner #: 94888
ROAD & BRIDGE	C	420	740	Legal: RAPPAPORT UNIT		
GIDDINGS ISD	C	420	740	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22223		
				.000459 Royalty Interest		
				Category: G1		
				Railroad #: 22223		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$740 in 2024 as compared to \$310 in 2019 is a 138.71% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		420	236	504		
ROAD & BRIDGE		420	236	504		
GIDDINGS ISD		420	236	504		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	770	986	924		
ROAD & BRIDGE	770	986	924		
GIDDINGS ISD	770	986	924		