

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

ABSNAIDER NANCY L
3056 FM 2440
GIDDINGS TX 78942-6461



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: 94919 4
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	110	70	Lease: 22110 Type: REAL Owner #: 94919		
ROAD & BRIDGE	110	70	Legal: LEHMANN HEIRS OL UNIT 1RE		
GIDDINGS ISD	110	70	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110 .000161 Royalty Interest Category: G1 Railroad #: 22110		
HB1984: The Appraised value of \$70 in 2024 as compared to \$200 in 2019 is a 65.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	110	0	70		
ROAD & BRIDGE	110	0	70		
GIDDINGS ISD	110	0	70		

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	4,520	6,070	Lease: 25406 Type: REAL Owner #: 94919		
ROAD & BRIDGE	C	4,520	6,070	Legal: RUTHVEN-BISETT CO-OP UNIT 1		
GIDDINGS ISD	C	4,520	6,070	MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406		
				.005620 Royalty Interest Category: G1 Railroad #: 25406		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$6,070 in 2024 as compared to \$3,600 in 2019 is a 68.61% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		4,520	646	5,424		
ROAD & BRIDGE		4,520	646	5,424		
GIDDINGS ISD		4,520	646	5,424		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		380	240	Lease: 720249 Type: REAL Owner #: 94919		
ROAD & BRIDGE		380	240	Legal: LEHMANN HEIRS UNIT 2H		
GIDDINGS ISD		380	240	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912		
No 2019 Hist				.000161 Royalty Interest Category: G1 Railroad #: 22110		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		380	0	240		
ROAD & BRIDGE		380	0	240		
GIDDINGS ISD		380	0	240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	18,820	23,440	Lease: 720268 Type: REAL Owner #: 94919		
ROAD & BRIDGE	C	18,820	23,440	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	18,820	23,440	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS		
				.001498 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		18,820	856	22,584		
ROAD & BRIDGE		18,820	856	22,584		
GIDDINGS ISD		18,820	856	22,584		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	18,400 18,400 18,400	16,630 16,630 16,630	Lease: 720269 Type: REAL Owner #: 94919 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .001498 Royalty Interest Category: G1 Railroad #: 27974
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	18,400 18,400 18,400	0 0 0	16,630 16,630 16,630

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	18,660 18,660 18,660	28,700 28,700 28,700	Lease: 720270 Type: REAL Owner #: 94919 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .001498 Royalty Interest Category: G1 Railroad #: 27975
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	18,660 18,660 18,660	6,308 6,308 6,308	22,392 22,392 22,392

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	37,100 37,100 37,100	33,020 33,020 33,020	Lease: 720281 Type: REAL Owner #: 94919 Legal: LONIE MAE A W#2H LEEXUS OIL LLC AB 352 WILKERSON W 88%LEE RRC 28022 12%WAS .002944 Royalty Interest Category: G1 Railroad #: 28022
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	37,100 37,100 37,100	0 0 0	33,020 33,020 33,020

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 GIDDINGS ISD	97,990 97,990 97,990	7,810 7,810 7,810	100,360 100,360 100,360		

