

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

AKIN DINAH SUSAN
PO BOX 142
GIDDINGS TX 78942-0142



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: 94934 16
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		790	620	Lease: 17802 Type: REAL Owner #: 94934	
ROAD & BRIDGE		790	620	Legal: HOFFMAN GUS UNIT	
GIDDINGS ISD		790	620	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #17802	
HB1984: The Appraised value of \$620 in 2024		as compared to		.005193 Royalty Interest Category: G1 Railroad #: 17802	
HB1984: The Appraised value of \$620 in 2024		as compared to		\$770 in 2019 is a 19.48% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	790	0	620		
ROAD & BRIDGE	790	0	620		
GIDDINGS ISD	790	0	620		

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 ROAD & BRIDGE GIDDINGS ISD	71,510 71,510 71,510	46,070 46,070 46,070	Lease: 108671 Type: REAL Owner #: 94934 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008 .056954 Royalty Interest Category: G1 Railroad #: 26008 HB1984: The Appraised value of \$46,070 in 2024 as compared to \$58,320 in 2019 is a 21.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	71,510 71,510 71,510	0 0 0	46,070 46,070 46,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 30 C 30 C 30	70 70 70	Lease: 175091 Type: REAL Owner #: 94934 Legal: ROST UNIT #1RE MAGNOLIA OIL & GAS AB 387 STANLEY S J RRC #175091 .018924 Royalty Interest Category: G1 Railroad #: 175091 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$70 in 2024 as compared to \$910 in 2019 is a 92.31% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	34 34 34	36 36 36

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,060 7,060 7,060	6,610 6,610 6,610	Lease: 720188 Type: REAL Owner #: 94934 Legal: ROST-MANN CO-OP UNIT MAGNOLIA OIL & GAS AB 180 JOHNSON W RRC 26749 DP 782791 .009461 Royalty Interest Category: G1 Railroad #: 26749 HB1984: The Appraised value of \$6,610 in 2024 as compared to \$10,110 in 2019 is a 34.62% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,060 7,060 7,060	0 0 0	6,610 6,610 6,610

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	79,390 79,390 79,390	34 34 34	53,336 53,336 53,336		