

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

ALFORD SEDONIA
241 COPPERWOOD DR
FORT WORTH TX 76108-9485



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: 95609 56

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 ROAD & BRIDGE DIME BOX ISD G	80 80 80	70 70 70	Lease: 12877 Type: REAL Owner #: 95609 Legal: GINGER UNIT TEX-LEE OPERATING CO AB 1 AUSTIN S F RRC #12877 .000589 Royalty Interest Category: G1 Railroad #: 12877
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$70 in 2024 as compared to \$30 in 2019 is a 133.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 0	0 0 70	70 70 0

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

SEC 25.19

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OWNER #:

95609

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	8,260	17,730	Lease: 720286	Type: REAL	Owner #: 95609
ROAD & BRIDGE	C	8,260	17,730	Legal: BUCKY BADGER W#H02BB		
GIDDINGS ISD	C	8,260	17,730	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295191		
				.001840 Royalty Interest		
				Category: G1		
				Railroad #:	295191	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		8,260	7,818	9,912		
ROAD & BRIDGE		8,260	7,818	9,912		
GIDDINGS ISD		8,260	7,818	9,912		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	6,170	9,860	Lease: 720287	Type: REAL	Owner #: 95609
ROAD & BRIDGE	C	6,170	9,860	Legal: BUCKY BADGER UW W#H04BB		
GIDDINGS ISD	C	6,170	9,860	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295199		
				.001840 Royalty Interest		
				Category: G1		
				Railroad #:	295199	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		6,170	2,456	7,404		
ROAD & BRIDGE		6,170	2,456	7,404		
GIDDINGS ISD		6,170	2,456	7,404		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	14,510	10,274	17,386		
ROAD & BRIDGE	14,510	10,274	17,386		
DIME BOX ISD	0	70	0		
GIDDINGS ISD	14,430	10,274	17,316		