

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

BAILEY ELMA JEAN
11911 SILVER CANYON LN
HOUSTON TX 77067-5219



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: 95716 168

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	140 140 140	160 160 160	Lease: 13388 Type: REAL Owner #: 95716 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .000867 Royalty Interest Category: G1 Railroad #: 13388
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$160 in 2024 as compared to \$370 in 2019 is a 56.76% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	140 140 0	0 0 160	160 160 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,

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	200	Lease: 19265	Type: REAL	Owner #: 95716
ROAD & BRIDGE	C	50	200	Legal: MCFARLAND		
GIDDINGS ISD	C	50	200	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC #19265		
				.001620 Royalty Interest		
				Category: G1		
				Railroad #: 19265		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$200 in 2024 as compared to \$90 in 2019 is a 122.22% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	140	60		
ROAD & BRIDGE		50	140	60		
GIDDINGS ISD		50	140	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		990	610	Lease: 23321	Type: REAL	Owner #: 95716
ROAD & BRIDGE		990	610	Legal: LAWRENCE UNIT		
DIME BOX ISD	G	400	240	MAGNOLIA OIL & GAS		
GIDDINGS ISD		590	360	AB 207 MANCHA J F		
				RRC #23321		
				.000500 Royalty Interest		
				Category: G1		
				Railroad #: 23321		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$610 in 2024 as compared to \$550 in 2019 is a 10.91% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		990	0	610		
ROAD & BRIDGE		990	0	610		
DIME BOX ISD		0	240	0		
GIDDINGS ISD		590	0	360		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		260	150	Lease: 23321	Type: REAL	Owner #: 95716
ROAD & BRIDGE		260	150	Legal: LAWRENCE UNIT		
DIME BOX ISD	G	100	70	MAGNOLIA OIL & GAS		
GIDDINGS ISD		150	100	AB 207 MANCHA J F		
				RRC #23321		
				.000099 Override Royalty		
				Category: G1		
				Railroad #: 23321		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$150 in 2024 as compared to \$140 in 2019 is a 7.14% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		260	0	150		
ROAD & BRIDGE		260	0	150		
DIME BOX ISD		0	70	0		
GIDDINGS ISD		150	0	100		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	180 180 180	Lease: 103617 Type: REAL Owner #: 95716 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000203 Royalty Interest Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$180 in 2024 as compared to \$120 in 2019 is a 50.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	180 180 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 130 C 130 C 130	340 340 340	Lease: 148761 Type: REAL Owner #: 95716 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761 .004490 Royalty Interest Category: G1 Railroad #: 148761 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$340 in 2024 as compared to \$20 in 2019 is a 1600.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	130 130 130	184 184 184	156 156 156

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 720 C 720 C 720	1,130 1,130 1,130	Lease: 720288 Type: REAL Owner #: 95716 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190 .000232 Royalty Interest Category: G1 Railroad #: 295190 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	720 720 720	266 266 266	864 864 864

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,460	590	2,180		
ROAD & BRIDGE	2,460	590	2,180		
DIME BOX ISD	0	470	0		
GIDDINGS ISD	1,810	590	1,720		

