

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

BAIRD GARY L
1295 COUNTY ROAD 447
DIME BOX TX 77853-5179

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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: 95717 169

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		450	520	Lease: 14702	Type: REAL Owner #: 95717
ROAD & BRIDGE		450	520	Legal: GAEKE LORETTA UNIT	
DIME BOX ISD		450	520	DALLAS PETRO GROUP	
				AB 1 AUSTIN S F	
				RRC #14702	
				.002756 Royalty Interest	
				Category: G1	
				Railroad #: 14702	
HB1984: The Appraised value of \$520 in 2024 as compared to \$1,050 in 2019 is a 50.48% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	450	0	520		
ROAD & BRIDGE	450	0	520		
DIME BOX ISD	450	0	520		

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	370	500	Lease: 25406 Type: REAL Owner #: 95717		
ROAD & BRIDGE	C	370	500	Legal: RUTHVEN-BISETT CO-OP UNIT 1		
GIDDINGS ISD	C	370	500	MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406 .000458 Override Royalty Category: G1 Railroad #: 25406		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$500 in 2024				as compared to \$290 in 2019 is a 72.41% increase.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		370	56	444		
ROAD & BRIDGE		370	56	444		
GIDDINGS ISD		370	56	444		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	170	450	Lease: 720142 Type: REAL Owner #: 95717		
ROAD & BRIDGE	C	170	450	Legal: RUTHVEN SHIRLEY #1 & 2		
GIDDINGS ISD	C	170	450	MAGNOLIA OIL & GAS AB 164 MCCOY C J RRC #22496		
				.001000 Override Royalty Category: G1 Railroad #: 22496		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$450 in 2024 as compared to \$1,480 in 2019 is a 69.59% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		170	246	204		
ROAD & BRIDGE		170	246	204		
GIDDINGS ISD		170	246	204		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	4,610	5,740	Lease: 720268 Type: REAL Owner #: 95717		
ROAD & BRIDGE	C	4,610	5,740	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	4,610	5,740	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000367 Override Royalty 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		4,610	208	5,532		
ROAD & BRIDGE		4,610	208	5,532		
GIDDINGS ISD		4,610	208	5,532		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,510 4,510 4,510	4,070 4,070 4,070	Lease: 720269 Type: REAL Owner #: 95717 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000367 Override Royalty Category: G1 Railroad #: 27974		
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,510 4,510 4,510	0 0 0	4,070 4,070 4,070		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C C C 4,570 4,570 4,570	7,030 7,030 7,030	Lease: 720270 Type: REAL Owner #: 95717 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000367 Override Royalty Category: G1 Railroad #: 27975		
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	4,570 4,570 4,570	1,546 1,546 1,546	5,484 5,484 5,484		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,260 1,260 1,260	1,120 1,120 1,120	Lease: 720281 Type: REAL Owner #: 95717 Legal: LONIE MAE A W#2H LEEXUS OIL LLC AB 352 WILKERSON W 88%LEE RRC 28022 12%WAS .000100 Override Royalty Category: G1 Railroad #: 28022		
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,260 1,260 1,260	0 0 0	1,120 1,120 1,120		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	340 340 340	320 320 320	Lease: 720284 Type: REAL Owner #: 95717 Legal: ZION LODGE W#H012N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@38% RRC 28092 WASH@62% .000072 Override Royalty Category: G1 Railroad #: 28092		
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	340 340 340	0 0 0	320 320 320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	580 580 580	470 470 470	Lease: 720285 Type: REAL Owner #: 95717 Legal: ZION RIVER W#H03ZN MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@46% RRC 28093 WASH@54% .000073 Override Royalty Category: G1 Railroad #: 28093		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	580	0	470		
ROAD & BRIDGE	580	0	470		
GIDDINGS ISD	580	0	470		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	16,860	2,056	18,164		
ROAD & BRIDGE	16,860	2,056	18,164		
DIME BOX ISD	450	0	520		
GIDDINGS ISD	16,410	2,056	17,644		