

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

BENSON BURGIN HERRING
237 FIRETOWER RD
BUENA VISTA GA 31803-6317



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: 95853 303

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	C	100	250	Lease: 14106	Type: REAL	Owner #: 95853
ROAD & BRIDGE	C	100	250	Legal: LONIE MAE #1-H		
GIDDINGS ISD	C	100	250	LEEKUS OIL LLC		
				AB 352 WILKERSON W L		
				RRC #14106		
				.000520 Royalty Interest		
				Category: G1		
				Railroad #: 14106		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		100	130	120		
ROAD & BRIDGE		100	130	120		
GIDDINGS ISD		100	130	120		

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	520	25,400	Lease: 720233	Type: REAL	Owner #: 95853
ROAD & BRIDGE	C	520	25,400	Legal: DUNKIN UNIT W#H020B		
GIDDINGS ISD	C	520	25,400	MAGNOLIA OIL & GAS		
				AB 384 POPPONO J	94%LEE	
				RRC 27708	6%WASH	
				.000371 Royalty Interest		
				Category: G1		
				Railroad #: 27708		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$25,400 in 2024 as compared to \$3,970 in 2019 is a 539.80% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		520	24,776	624		
ROAD & BRIDGE		520	24,776	624		
GIDDINGS ISD		520	24,776	624		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		13,470	11,990	Lease: 720281	Type: REAL	Owner #: 95853
ROAD & BRIDGE		13,470	11,990	Legal: LONIE MAE A W#2H		
GIDDINGS ISD		13,470	11,990	LEEXUS OIL LLC		
				AB 352 WILKERSON W	88%LEE	
				RRC 28022	12%WAS	
				.001069 Royalty Interest		
				Category: G1		
				Railroad #: 28022		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		13,470	0	11,990		
ROAD & BRIDGE		13,470	0	11,990		
GIDDINGS ISD		13,470	0	11,990		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			3,850	Lease: 720296	Type: REAL	Owner #: 95853
ROAD & BRIDGE			3,850	Legal: SPARKY W#H01SS		
GIDDINGS ISD			3,850	MAGNOLIA OIL & GAS		
				AB 165 DEWITT G	LEE@73%	
				RRC 28079	FAY@9%/WAS@18%	
				.000234 Royalty Interest		
				Category: G1		
				Railroad #: 28079		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	3,850		
ROAD & BRIDGE		0	0	3,850		
GIDDINGS ISD		0	0	3,850		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			2,550	Lease: 720297	Type: REAL	Owner #: 95853
ROAD & BRIDGE			2,550	Legal: SUNDEVIL W#H03SS		
GIDDINGS ISD			2,550	MAGNOLIA OIL & GAS		
				AB 165 DEWITT G	LEE@73%	
				API 149.33548	FAY@9%/WAS@18%	
				.000226 Royalty Interest		
				Category: G1		
				Railroad #: 28102		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	2,550		
ROAD & BRIDGE		0	0	2,550		
GIDDINGS ISD		0	0	2,550		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	14,090	24,906	19,134		
ROAD & BRIDGE	14,090	24,906	19,134		
GIDDINGS ISD	14,090	24,906	19,134		

