

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

BIGGS JAMES KENNER III  
11203 STORMY RIDGE RD  
AUSTIN TX 78739-4328



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: 95924 347  
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	34,710	49,360	Lease: 12394	Type: REAL Owner #: 95924
ROAD & BRIDGE	C	34,710	49,360	Legal: HARDWICK-BIGGS #1RE	
DIME BOX ISD	C	34,710	49,360	MAGNOLIA OIL & GAS	
				AB 1 AUSTIN S F	
				RRC #12394	
				.022132 Royalty Interest	
				Category: G1	
				Railroad #: 12394	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$49,360 in 2024 as compared to \$10,850 in 2019 is a 354.93% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	34,710	7,708	41,652		
ROAD & BRIDGE	34,710	7,708	41,652		
DIME BOX ISD	34,710	7,708	41,652		

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

PAGE

1 OF

2

881

OWNER #:

95924

4/24/24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,660 9,660 9,660	7,570 7,570 7,570	Lease: 12560 Type: REAL Owner #: 95924 Legal: JURCHAK #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12560  .018332 Royalty Interest Category: G1 Railroad #: 12560		
HB1984: The Appraised value of \$7,570 in 2024 as compared to \$7,430 in 2019 is a 1.88% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,660 9,660 9,660	0 0 0	7,570 7,570 7,570		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,580 1,580 1,580	1,240 1,240 1,240	Lease: 12560 Type: REAL Owner #: 95924 Legal: JURCHAK #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12560  .003000 Override Royalty Category: G1 Railroad #: 12560		
HB1984: The Appraised value of \$1,240 in 2024 as compared to \$1,220 in 2019 is a 1.64% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,580 1,580 1,580	0 0 0	1,240 1,240 1,240		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	89,690 89,690 89,690	93,690 93,690 93,690	Lease: 720241 Type: REAL Owner #: 95924 Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752  .013916 Royalty Interest Category: G1 Railroad #: 27722		
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	89,690 89,690 89,690	0 0 0	93,690 93,690 93,690		

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 DIME BOX ISD	135,640 135,640 135,640	7,708 7,708 7,708	144,152 144,152 144,152		