

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

BISETT DAVID S
PO BOX 706
WIMBERLEY TX 78676-0706



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:	95933 363
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	10	80	Lease: 11783 Type: REAL Owner #: 95933
ROAD & BRIDGE	C	10	80	Legal: WEIMAN
GIDDINGS ISD	C	10	80	MAGNOLIA OIL & GAS
				AB 18 SPARKS M
				RRC #11783
				.000223 Override Royalty
				Category: G1
				Railroad #: 11783
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$80 in 2024 as compared to \$10 in 2019 is a 700.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	10	68	12	
ROAD & BRIDGE	10	68	12	
GIDDINGS ISD	10	68	12	

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	20	150	Lease: 22557	Type: REAL	Owner #: 95933
ROAD & BRIDGE	C	20	150	Legal: WEISER		
GIDDINGS ISD	C	20	150	MAGNOLIA OIL & GAS		
				AB 293 SCOTT S T		
				RRC 274403 22557		
				.001290 Royalty Interest		
				Category: G1		
				Railroad #: 274403		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	126	24		
ROAD & BRIDGE		20	126	24		
GIDDINGS ISD		20	126	24		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		180	160	Lease: 23334	Type: REAL	Owner #: 95933
ROAD & BRIDGE		180	160	Legal: LEHMANN-BLUME 1RE		
GIDDINGS ISD		180	160	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #23334		
				.000629 Override Royalty		
				Category: G1		
				Railroad #: 23334		
HB1984: The Appraised value of \$160 in 2024 as compared to \$270 in 2019 is a 40.74% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		180	0	160		
ROAD & BRIDGE		180	0	160		
GIDDINGS ISD		180	0	160		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,730	2,320	Lease: 25406	Type: REAL	Owner #: 95933
ROAD & BRIDGE	C	1,730	2,320	Legal: RUTHVEN-BISETT CO-OP UNIT 1		
GIDDINGS ISD	C	1,730	2,320	MAGNOLIA OIL & GAS		
				AB 30 BRACEY M		
				RRC #25406		
				.002144 Royalty Interest		
				Category: G1		
				Railroad #: 25406		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,730	244	2,076		
ROAD & BRIDGE		1,730	244	2,076		
GIDDINGS ISD		1,730	244	2,076		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	50	150	Lease: 192205	Type: REAL Owner #: 95933
ROAD & BRIDGE	C	50	150	Legal: HARRELL "E" #1A	
GIDDINGS ISD	C	50	150	MAGNOLIA OIL & GAS	
				AB 2 BEST H	
				RRC #192205	
				.001304 Override Royalty	
				Category: G1	
				Railroad #: 192205	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$150 in 2024 as compared to \$610 in 2019 is a 75.41% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	50	90	60		
ROAD & BRIDGE	50	90	60		
GIDDINGS ISD	50	90	60		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,990	528	2,332		
ROAD & BRIDGE	1,990	528	2,332		
GIDDINGS ISD	1,990	528	2,332		

