

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

BUTTERWORTH DEVONA HANDRICK
107 REGINA COURT
THORNDALE TX 76577



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: 96155 580

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	650	1,910	Lease: 20151	Type: REAL	Owner #: 96155
ROAD & BRIDGE	C	650	1,910	Legal: SCHULZE		
GIDDINGS ISD	C	650	1,910	LEEXUS OIL LLC		
				AB 140 GIBSON W		
				RRC #20151		
				.010810 Royalty Interest		
				Category: G1		
				Railroad #: 20151		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,910 in 2024 as compared to \$1,990 in 2019 is a 4.02% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	650	1,130	780			
ROAD & BRIDGE	650	1,130	780			
GIDDINGS ISD	650	1,130	780			
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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	340	670	Lease: 22442	Type: REAL	Owner #: 96155
ROAD & BRIDGE	C	340	670	Legal: SCHULZE UNIT 1H		
GIDDINGS ISD	C	340	670	MAGNOLIA OIL & GAS		
				AB 140 GIBSON W		
				RRC #22442		
				.002463 Royalty Interest		
				Category: G1		
				Railroad #: 22442		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$670 in 2024 as compared to \$860 in 2019 is a 22.09% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		340	262	408		
ROAD & BRIDGE		340	262	408		
GIDDINGS ISD		340	262	408		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,250	2,880	Lease: 22486	Type: REAL	Owner #: 96155
ROAD & BRIDGE	C	2,250	2,880	Legal: TATE UNIT		
GIDDINGS ISD	C	2,250	2,880	MAGNOLIA OIL & GAS		
				AB 284 SNEED J H		
				RRC #22486		
				.007546 Royalty Interest		
				Category: G1		
				Railroad #: 22486		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,880 in 2024 as compared to \$7,080 in 2019 is a 59.32% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,250	180	2,700		
ROAD & BRIDGE		2,250	180	2,700		
GIDDINGS ISD		2,250	180	2,700		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,130	1,680	Lease: 720159	Type: REAL	Owner #: 96155
ROAD & BRIDGE	C	1,130	1,680	Legal: TRAPPER UNIT 13A		
GIDDINGS ISD	C	1,130	1,680	TRIVISTA OPERATING		
				AB 140 GIBSON W		
				RRC 26298		
				.004510 Royalty Interest		
				Category: G1		
				Railroad #: 26298		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,680 in 2024 as compared to \$2,740 in 2019 is a 38.69% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,130	324	1,356		
ROAD & BRIDGE		1,130	324	1,356		
GIDDINGS ISD		1,130	324	1,356		

Total of all Above Parcels						
Taxing Units		Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY		4,370	1,896	5,244		
ROAD & BRIDGE		4,370	1,896	5,244		
GIDDINGS ISD		4,370	1,896	5,244		