

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

info@leecad.net

832-243-9600

CAMPBELL BENJAMIN J
1401 PRESTWOOD PL
AUSTIN TX 78746-7604



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: 96185 597
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 ROAD & BRIDGE DIME BOX ISD	2,190 2,190 2,190	2,310 2,310 2,310	Lease: 11992 Type: REAL Owner #: 96185 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992 .002986 Override Royalty Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$2,310 in 2024 as compared to \$3,330 in 2019 is a 30.63% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,190 2,190 2,190	0 0 0	2,310 2,310 2,310

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	1,680	2,120	Lease: 12039	Type: REAL	Owner #: 96185
ROAD & BRIDGE	C	1,680	2,120	Legal: STEIN J #1		
DIME BOX ISD	C	1,680	2,120	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #12039		
				.002986 Override Royalty		
				Category: G1		
				Railroad #: 12039		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,120 in 2024 as compared to \$1,350 in 2019 is a 57.04% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,680	104	2,016		
ROAD & BRIDGE		1,680	104	2,016		
DIME BOX ISD		1,680	104	2,016		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		3,530	2,910	Lease: 15826	Type: REAL	Owner #: 96185
ROAD & BRIDGE		3,530	2,910	Legal: CHARLOTTE 2RE		
DIME BOX ISD		3,530	2,910	U S OPERATING		
				AB 22 WALLACE J Y		
				RRC #15826		
				.006519 Override Royalty		
				Category: G1		
				Railroad #: 15826		
HB1984: The Appraised value of \$2,910 in 2024 as compared to \$1,740 in 2019 is a 67.24% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,530	0	2,910		
ROAD & BRIDGE		3,530	0	2,910		
DIME BOX ISD		3,530	0	2,910		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	110	590	Lease: 19650	Type: REAL	Owner #: 96185
ROAD & BRIDGE	C	110	590	Legal: BENJAMIN		
GIDDINGS ISD	C	110	590	MAGNOLIA OIL & GAS		
				AB 71 CHANEY C		
				RRC #19650		
				.005000 Override Royalty		
				Category: G1		
				Railroad #: 19650		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$590 in 2024 as compared to \$160 in 2019 is a 268.75% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		110	458	132		
ROAD & BRIDGE		110	458	132		
GIDDINGS ISD		110	458	132		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,700 1,700 1,700	2,030 2,030 2,030	Lease: 19716 Type: REAL Owner #: 96185 Legal: DANIEL MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #19716 .007948 Override Royalty Category: G1 Railroad #: 19716 HB1984: The Appraised value of \$2,030 in 2024 as compared to \$1,040 in 2019 is a 95.19% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,700 1,700 1,700	0 0 0	2,030 2,030 2,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	C 20 C 20 C 20	250 250 250	Lease: 21359 Type: REAL Owner #: 96185 Legal: MORGAN UNIT MAGNOLIA OIL & GAS AB 313 TAYLOR J B RRC #21359 .008000 Override Royalty Category: G1 Railroad #: 21359 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$250 in 2024 as compared to \$560 in 2019 is a 55.36% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	226 226 226	24 24 24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,620 1,620 1,620	1,120 1,120 1,120	Lease: 22367 Type: REAL Owner #: 96185 Legal: RANDOLPH MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22367 .001197 Override Royalty Category: G1 Railroad #: 22367 HB1984: The Appraised value of \$1,120 in 2024 as compared to \$1,850 in 2019 is a 39.46% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,620 1,620 1,620	0 0 0	1,120 1,120 1,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 740 C 740 C 740	920 920 920	Lease: 720268 Type: REAL Owner #: 96185 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000059 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 ROAD & BRIDGE GIDDINGS ISD	740 740 740	32 32 32	888 888 888

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	720 720 720	650 650 650	Lease: 720269 Type: REAL Owner #: 96185 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000059 Override Royalty Category: G1 Railroad #: 27974		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	720 720 720	0 0 0	650 650 650		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	730 730 730	1,130 1,130 1,130	Lease: 720270 Type: REAL Owner #: 96185 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000059 Override Royalty Category: G1 Railroad #: 27975		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	730 730 730	254 254 254	876 876 876		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	110 110 110	150 150 150	Lease: 720275 Type: REAL Owner #: 96185 Legal: BOONE C W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27997 LEE6%/FAY2%/WAS92% .000129 Override Royalty Category: G1 Railroad #: 27997		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	18 18 18	132 132 132		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	70	100	Lease: 720276	Type: REAL	Owner #: 96185
ROAD & BRIDGE	C	70	100	Legal: BOONE D W#1H		
GIDDINGS ISD	C	70	100	MAGNOLIA OIL & GAS		
				AB 182 SHARP J		
				RRC 27985	LEE6%/FAY2%/WAS92%	
				.000129 Override Royalty		
				Category: G1		
				Railroad #:	27985	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		70	16	84		
ROAD & BRIDGE		70	16	84		
GIDDINGS ISD		70	16	84		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,230	1,100	Lease: 720282	Type: REAL	Owner #: 96185
ROAD & BRIDGE		1,230	1,100	Legal: BOONE A W#1H		
GIDDINGS ISD		1,230	1,100	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@66%	
				RRC 295037	WASH@34%	
				.000129 Override Royalty		
				Category: G1		
				Railroad #:	295037	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,230	0	1,100		
ROAD & BRIDGE		1,230	0	1,100		
GIDDINGS ISD		1,230	0	1,100		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	780	1,190	Lease: 720283	Type: REAL	Owner #: 96185
ROAD & BRIDGE	C	780	1,190	Legal: BOONE B W#1H		
GIDDINGS ISD	C	780	1,190	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@40%	
				RRC 295073	WASH@60%	
				.000129 Override Royalty		
				Category: G1		
				Railroad #:	295073	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		780	254	936		
ROAD & BRIDGE		780	254	936		
GIDDINGS ISD		780	254	936		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	15,230	1,362	15,208		
ROAD & BRIDGE	15,230	1,362	15,208		
DIME BOX ISD	7,420	330	7,260		
GIDDINGS ISD	7,810	1,032	7,948		

