

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

CHILEK LORETTA
PO BOX 6
GIDDINGS TX 78942-0006



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: 96277 690

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 GIDDINGS ISD GIDDINGS CITY	2,220 2,220 2,220 2,220	2,350 2,350 2,350 2,350	Lease: 19824 Type: REAL Owner #: 96277 Legal: OZIAS UNIT MAGNOLIA OIL & GAS AB 32 BARKER J RRC #19824 .007494 Royalty Interest Category: G1 Railroad #: 19824
HB1984: The Appraised value of \$2,350 in 2024 as compared to \$3,140 in 2019 is a 25.16% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	2,220 2,220 2,220 2,220	0 0 0 0	2,350 2,350 2,350 2,350

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	420	570	Lease: 21075	Type: REAL Owner #: 96277
ROAD & BRIDGE	C	420	570	Legal: SIMPSON	
GIDDINGS ISD	C	420	570	MAGNOLIA OIL & GAS	
GIDDINGS CITY	C	420	570	AB 267 REID S H	
				RRC #21075	
				.000539 Royalty Interest	
				Category: G1	
				Railroad #: 21075	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$570 in 2024 as compared to \$430 in 2019 is a 32.56% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	420	66	504		
ROAD & BRIDGE	420	66	504		
GIDDINGS ISD	420	66	504		
GIDDINGS CITY	420	66	504		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	7,620	12,270	Lease: 22772	Type: REAL Owner #: 96277
ROAD & BRIDGE	C	7,620	12,270	Legal: STATE OF TEXAS UNIT 2	
GIDDINGS ISD	C	7,620	12,270	MAGNOLIA OIL & GAS	
CUMMINGS CREEK	C	3,050	4,910	AB 190 LIGHTFOOT J W	
GIDDINGS CITY	C	7,620	12,270	RRC #22772	
				.036318 Royalty Interest	
				Category: G1	
				Railroad #: 22772	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$12,270 in 2024 as compared to \$6,160 in 2019 is a 99.19% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	7,620	3,126	9,144		
ROAD & BRIDGE	7,620	3,126	9,144		
GIDDINGS ISD	7,620	3,126	9,144		
CUMMINGS CREEK	3,050	1,250	3,660		
GIDDINGS CITY	7,620	3,126	9,144		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		17,880	4,230	Lease: 720254	Type: REAL Owner #: 96277
ROAD & BRIDGE		17,880	4,230	Legal: GONZO 1H-3H	
GIDDINGS ISD		17,880	4,230	PALEO OIL COMPANY	
CUMMINGS CREEK		17,880	4,230	AB 24 ANDREWS J W/AB 306 TAYLO	
				RRC 27776	
				.015205 Royalty Interest	
				Category: G1	
				Railroad #: 27776	
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	17,880	0	4,230		
ROAD & BRIDGE	17,880	0	4,230		
GIDDINGS ISD	17,880	0	4,230		
CUMMINGS CREEK	17,880	0	4,230		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	28,140	3,192	16,228		
ROAD & BRIDGE	28,140	3,192	16,228		
GIDDINGS ISD	28,140	3,192	16,228		
GIDDINGS CITY	10,260	3,192	11,998		
CUMMINGS CREEK	20,930	1,250	7,890		