

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

CLEMONS CHARLES W
4735 TIDEWATER DR
HOUSTON TX 77045-4137



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: 96315 721
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	5,100	4,910	Lease: 18984 Type: REAL Owner #: 96315
ROAD & BRIDGE	5,100	4,910	Legal: PAMELA 1RE & 2RE
GIDDINGS ISD	5,100	4,910	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%
HB1984: The Appraised value of \$4,910 in 2024 as compared to \$6,960 in 2019 is a 29.45% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	5,100	0	4,910
ROAD & BRIDGE	5,100	0	4,910
GIDDINGS ISD	5,100	0	4,910

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	G	430	260	Lease: 23321	Type: REAL Owner #: 96315
ROAD & BRIDGE		430	260	Legal: LAWRENCE UNIT	
DIME BOX ISD		170	110	MAGNOLIA OIL & GAS	
GIDDINGS ISD		260	160	AB 207 MANCHA J F RRC #23321	
Deductions: (G)=LESS THAN \$500 MIN INT				.000635 Royalty Interest	
HB1984: The Appraised value of \$260 in 2024			as compared to	\$240 in 2019 is a 8.33% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions		Proposed Taxable (Less Deductions)	
LEE COUNTY	430	0		260	
ROAD & BRIDGE	430	0		260	
DIME BOX ISD	0	110		0	
GIDDINGS ISD	260	0		160	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	10	40	Lease: 24913	Type: REAL Owner #: 96315
ROAD & BRIDGE	C	10	40	Legal: HANCOCK MOZELLE #1RE	
GIDDINGS ISD	C	10	40	MAGNOLIA OIL & GAS	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				AB 98 ESTES A	
No 2019 Hist				RRC #24913	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001070 Royalty Interest	
No 2019 Hist				Category: G1	
				Railroad #: 24913	
Taxing Units	Last Year's Taxable	Proposed Deductions		Proposed Taxable (Less Deductions)	
LEE COUNTY	10	28		12	
ROAD & BRIDGE	10	28		12	
GIDDINGS ISD	10	28		12	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	5,540	28	5,182		
ROAD & BRIDGE	5,540	28	5,182		
GIDDINGS ISD	5,370	28	5,082		
DIME BOX ISD	0	110	0		