

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

COX CHARLES EDWARD
7802 FM 2621
BRENNHAM TX 77833-7208



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: 96458 797
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	70 70 70	70 70 70	Lease: 11992 Type: REAL Owner #: 96458 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992 .000088 Royalty Interest Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$70 in 2024 as compared to \$100 in 2019 is a 30.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	0 0 0	70 70 70

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 ROAD & BRIDGE DIME BOX ISD	50 50 50	60 60 60	Lease: 12039 Type: REAL Owner #: 96458 Legal: STEIN J #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039 .000087 Royalty Interest Category: G1 Railroad #: 12039 HB1984: The Appraised value of \$60 in 2024 as compared to \$40 in 2019 is a 50.00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	0 0 0	60 60 60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	420 420 420	480 480 480	Lease: 13388 Type: REAL Owner #: 96458 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .002602 Royalty Interest Category: G1 Railroad #: 13388 HB1984: The Appraised value of \$480 in 2024 as compared to \$1,120 in 2019 is a 57.14% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	420 420 420	0 0 0	480 480 480		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 150 C 150 C 150	590 590 590	Lease: 19265 Type: REAL Owner #: 96458 Legal: MCFARLAND MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265 .004861 Royalty Interest Category: G1 Railroad #: 19265 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$590 in 2024 as compared to \$280 in 2019 is a 110.71% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	410 410 410	180 180 180		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,950 2,950 1,170 1,770	1,810 1,810 720 1,080	Lease: 23321 Type: REAL Owner #: 96458 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .001500 Royalty Interest Category: G1 Railroad #: 23321 HB1984: The Appraised value of \$1,810 in 2024 as compared to \$1,630 in 2019 is a 11.04% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,950 2,950 1,170 1,770	0 0 0 0	1,810 1,810 720 1,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	760 760 300 460	460 460 190 280	Lease: 23321 Type: REAL Owner #: 96458 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .000297 Override Royalty Category: G1 Railroad #: 23321 HB1984: The Appraised value of \$460 in 2024 as compared to \$420 in 2019 is a 9.52% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	760 760 300 460	0 0 0 0	460 460 190 280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	500 500 500	530 530 530	Lease: 103617 Type: REAL Owner #: 96458 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000613 Royalty Interest Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$530 in 2024 as compared to \$360 in 2019 is a 47.22% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	500 500 500	0 0 0	530 530 530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 390 C 390 C 390	1,020 1,020 1,020	Lease: 148761 Type: REAL Owner #: 96458 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761 .013469 Royalty Interest Category: G1 Railroad #: 148761 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,020 in 2024 as compared to \$60 in 2019 is a 1600.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	390 390 390	552 552 552	468 468 468

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,160	3,390	Lease: 720288	Type: REAL	Owner #: 96458
ROAD & BRIDGE	C	2,160	3,390	Legal: ZARAGOZA W#H062G		
GIDDINGS ISD	C	2,160	3,390	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J	2023 SUPP	
				RRC 295190		
				.000697 Royalty Interest		
				Category: G1		
				Railroad #:	295190	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,160	798	2,592		
ROAD & BRIDGE		2,160	798	2,592		
GIDDINGS ISD		2,160	798	2,592		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	7,450	1,760	6,650		
ROAD & BRIDGE	7,450	1,760	6,650		
DIME BOX ISD	2,010	0	1,520		
GIDDINGS ISD	5,430	1,760	5,130		