

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

DONOVAN EWELL JR
1015 PRIVATE ROAD 1419
LEDBETTER TX 78946-7113



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: 96669 941
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		80	70	Lease: 12877 Type: REAL Owner #: 96669	
ROAD & BRIDGE		80	70	Legal: GINGER UNIT	
DIME BOX ISD		80	70	TEX-LEE OPERATING CO AB 1 AUSTIN S F RRC #12877 .000589 Royalty Interest Category: G1 Railroad #: 12877	
HB1984: The Appraised value of \$70 in 2024 as compared to \$30 in 2019 is a 133.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	80	0	70		
ROAD & BRIDGE	80	0	70		
DIME BOX ISD	80	0	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	C	20	100	Lease: 17468	Type: REAL	Owner #: 96669
ROAD & BRIDGE	C	20	100	Legal: MAXYE #1-RE		
GIDDINGS ISD	C	20	100	U S OPERATING INC		
				AB 207 MANCHA J F & 189 LAWRE		
				RRC #17468		
				.000628 Royalty Interest		
				Category: G1		
				Railroad #: 17468		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$100 in 2024 as compared to \$60 in 2019 is a 66.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	76	24		
ROAD & BRIDGE		20	76	24		
GIDDINGS ISD		20	76	24		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	70	300	Lease: 19265	Type: REAL	Owner #: 96669
ROAD & BRIDGE	C	70	300	Legal: MCFARLAND		
GIDDINGS ISD	C	70	300	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC #19265		
				.002430 Royalty Interest		
				Category: G1		
				Railroad #: 19265		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$300 in 2024 as compared to \$140 in 2019 is a 114.29% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		70	216	84		
ROAD & BRIDGE		70	216	84		
GIDDINGS ISD		70	216	84		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		7,860	6,180	Lease: 23160	Type: REAL	Owner #: 96669
ROAD & BRIDGE		7,860	6,180	Legal: MABEL UNIT		
DIME BOX ISD		2,600	2,040	U S OPERATING INC		
GIDDINGS ISD		5,270	4,140	AB 296 SHELBOURN J A & 207 MA		
				RRC #23160		
				.010572 Royalty Interest		
				Category: G1		
				Railroad #: 23160		
HB1984: The Appraised value of \$6,180 in 2024 as compared to \$8,660 in 2019 is a 28.64% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		7,860	0	6,180		
ROAD & BRIDGE		7,860	0	6,180		
DIME BOX ISD		2,600	0	2,040		
GIDDINGS ISD		5,270	0	4,140		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2019 Hist	3,980 3,980 3,980	4,160 4,160 4,160	Lease: 720241 Type: REAL Owner #: 96669 Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752 .000618 Royalty Interest Category: G1 Railroad #: 27722		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,980 3,980 3,980	0 0 0	4,160 4,160 4,160		

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	6,300 6,300 6,300	13,530 13,530 13,530	Lease: 720286 Type: REAL Owner #: 96669 Legal: BUCKY BADGER W#H02BB MAGNOLIA OIL & GAS AB 2 BEST H 2023 SUPP RRC 295191 .001404 Royalty Interest Category: G1 Railroad #: 295191		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,300 6,300 6,300	5,970 5,970 5,970	7,560 7,560 7,560		

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	4,710 4,710 4,710	7,520 7,520 7,520	Lease: 720287 Type: REAL Owner #: 96669 Legal: BUCKY BADGER UW W#H04BB MAGNOLIA OIL & GAS AB 2 BEST H 2023 SUPP RRC 295199 .001404 Royalty Interest Category: G1 Railroad #: 295199		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,710 4,710 4,710	1,868 1,868 1,868	5,652 5,652 5,652		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	23,020 23,020 6,660 16,370	8,130 8,130 0 8,130	23,730 23,730 6,270 17,460		

