

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

DUBE PEGGY
375 E BRENHAM ST
GIDDINGS TX 78942-2701



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: 96714 974

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	C	930	1,430	Lease: 12296	Type: REAL	Owner #: 96714
ROAD & BRIDGE	C	930	1,430	Legal: DUBE UNIT 3		
GIDDINGS ISD	C	930	1,430	MAGNOLIA OIL & GAS		
				AB 183 KENNERLY E		
				RRC #12296		
				.008088 Royalty Interest		
				Category: G1		
				Railroad #: 12296		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,430 in 2024 as compared to \$290 in 2019 is a 393.10% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		930	314	1,116		
ROAD & BRIDGE		930	314	1,116		
GIDDINGS ISD		930	314	1,116		

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,

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		180	200	Lease: 13388	Type: REAL	Owner #: 96714
ROAD & BRIDGE		180	200	Legal: OLEY UNIT 2		
DIME BOX ISD	G	180	200	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #13388		
				.001108 Royalty Interest		
				Category: G1		
				Railroad #: 13388		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$200 in 2024 as compared to \$480 in 2019 is a 58.33% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	180	0	200			
ROAD & BRIDGE	180	0	200			
DIME BOX ISD	0	200	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	260	5,290	Lease: 14971	Type: REAL	Owner #: 96714
ROAD & BRIDGE	C	260	5,290	Legal: GUELKER UNIT F -M-		
GIDDINGS ISD	C	260	5,290	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #14971		
				.010123 Royalty Interest		
				Category: G1		
				Railroad #: 14971		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$5,290 in 2024 as compared to \$6,300 in 2019 is a 16.03% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	260	4,978	312			
ROAD & BRIDGE	260	4,978	312			
GIDDINGS ISD	260	4,978	312			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,550	1,490	Lease: 18984	Type: REAL	Owner #: 96714
ROAD & BRIDGE		1,550	1,490	Legal: PAMELA 1RE & 2RE		
GIDDINGS ISD		1,550	1,490	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #18984 LEE 80% WASH 20%		
				.001472 Royalty Interest		
				Category: G1		
				Railroad #: 18984		
HB1984: The Appraised value of \$1,490 in 2024 as compared to \$2,110 in 2019 is a 29.38% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	1,550	0	1,490			
ROAD & BRIDGE	1,550	0	1,490			
GIDDINGS ISD	1,550	0	1,490			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	400	1,210	Lease: 19867	Type: REAL	Owner #: 96714
ROAD & BRIDGE	C	400	1,210	Legal: LEHMANN QUINTUS		
GIDDINGS ISD	C	400	1,210	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #19867		
				.028125 Royalty Interest		
				Category: G1		
				Railroad #: 19867		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,210 in 2024 as compared to \$230 in 2019 is a 426.09% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		400	730	480		
ROAD & BRIDGE		400	730	480		
GIDDINGS ISD		400	730	480		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		7,280	6,870	Lease: 20708	Type: REAL	Owner #: 96714
ROAD & BRIDGE		7,280	6,870	Legal: DUBE #1		
GIDDINGS ISD		7,280	6,870	MAGNOLIA OIL & GAS		
				AB 183 KENNERLY E		
				RRC #20708		
				.034108 Royalty Interest		
				Category: G1		
				Railroad #: 20708		
HB1984: The Appraised value of \$6,870 in 2024 as compared to \$1,960 in 2019 is a 250.51% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		7,280	0	6,870		
ROAD & BRIDGE		7,280	0	6,870		
GIDDINGS ISD		7,280	0	6,870		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	110	340	Lease: 21859	Type: REAL	Owner #: 96714
ROAD & BRIDGE	C	110	340	Legal: VESTA		
GIDDINGS ISD	C	110	340	TEX-LEE OPERATING CO		
				AB 207 MANCHA J F		
				RRC #21859		
				.001736 Royalty Interest		
				Category: G1		
				Railroad #: 21859		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		110	208	132		
ROAD & BRIDGE		110	208	132		
GIDDINGS ISD		110	208	132		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	40	Lease: 22106	Type: REAL	Owner #: 96714
ROAD & BRIDGE	C	30	40	Legal: NAILS CREEK		
GIDDINGS ISD	C	30	40	MAGNOLIA OIL & GAS		
				AB 183 KENNERLY E		
				RRC #22106		
				.010123 Royalty Interest		
				Category: G1		
				Railroad #: 22106		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$40 in 2024 as compared to \$1,010 in 2019 is a 96.04% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	4	36		
ROAD & BRIDGE		30	4	36		
GIDDINGS ISD		30	4	36		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		280	180	Lease: 22110	Type: REAL	Owner #: 96714
ROAD & BRIDGE		280	180	Legal: LEHMANN HEIRS OL UNIT 1RE		
GIDDINGS ISD		280	180	MAGNOLIA OIL & GAS		
				AB 4 BOATWRIGHT F		
				RRC #22110		
				.000406 Royalty Interest		
				Category: G1		
				Railroad #: 22110		
HB1984: The Appraised value of \$180 in 2024 as compared to \$490 in 2019 is a 63.27% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		280	0	180		
ROAD & BRIDGE		280	0	180		
GIDDINGS ISD		280	0	180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		12,930	8,940	Lease: 22367	Type: REAL	Owner #: 96714
ROAD & BRIDGE		12,930	8,940	Legal: RANDOLPH		
GIDDINGS ISD		12,930	8,940	MAGNOLIA OIL & GAS		
				AB 4 BOATWRIGHT F		
				RRC #22367		
				.009584 Royalty Interest		
				Category: G1		
				Railroad #: 22367		
HB1984: The Appraised value of \$8,940 in 2024 as compared to \$14,840 in 2019 is a 39.76% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		12,930	0	8,940		
ROAD & BRIDGE		12,930	0	8,940		
GIDDINGS ISD		12,930	0	8,940		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		10	10	Lease: 23334	Type: REAL	Owner #: 96714
ROAD & BRIDGE		10	10	Legal: LEHMANN-BLUME 1RE		
GIDDINGS ISD		10	10	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #23334		
				.000031 Royalty Interest		
				Category: G1		
				Railroad #: 23334		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	0	10		
ROAD & BRIDGE		10	0	10		
GIDDINGS ISD		10	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	60	170	Lease: 114484	Type: REAL	Owner #: 96714
ROAD & BRIDGE	C	60	170	Legal: DUBE WALTER #1		
DIME BOX ISD	G C	60	170	LINDOW OIL & GAS LLC		
				AB 1 AUSTIN S F		
				RRC #114484		
				.018750 Royalty Interest		
				Category: G1		
				Railroad #: 114484		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$170 in 2024 as compared to \$1,540 in 2019 is a 88.96% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		60	98	72		
ROAD & BRIDGE		60	98	72		
DIME BOX ISD		0	170	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		950	610	Lease: 720249	Type: REAL	Owner #: 96714
ROAD & BRIDGE		950	610	Legal: LEHMANN HEIRS UNIT 2H		
GIDDINGS ISD		950	610	MAGNOLIA OIL & GAS		
				AB 4 BOATWRIGHT F		
				RRC 22110 DP 854912		
				.000406 Royalty Interest		
				Category: G1		
				Railroad #: 22110		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		950	0	610		
ROAD & BRIDGE		950	0	610		
GIDDINGS ISD		950	0	610		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	18,310	22,800	Lease: 720268	Type: REAL	Owner #: 96714
ROAD & BRIDGE	C	18,310	22,800	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	18,310	22,800	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973 87%LEE/13%WAS		
				.001457 Royalty Interest		
				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		18,310	828	21,972		
ROAD & BRIDGE		18,310	828	21,972		
GIDDINGS ISD		18,310	828	21,972		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		17,900 17,900 17,900	16,180 16,180 16,180	Lease: 720269 Type: REAL Owner #: 96714 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .001457 Royalty Interest Category: G1 Railroad #: 27974		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		17,900	0	16,180		
ROAD & BRIDGE		17,900	0	16,180		
GIDDINGS ISD		17,900	0	16,180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		18,150 18,150 18,150	27,920 27,920 27,920	Lease: 720270 Type: REAL Owner #: 96714 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .001457 Royalty Interest Category: G1 Railroad #: 27975		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		18,150	6,140	21,780		
ROAD & BRIDGE		18,150	6,140	21,780		
GIDDINGS ISD		18,150	6,140	21,780		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		850 850 850	1,200 1,200 1,200	Lease: 720275 Type: REAL Owner #: 96714 Legal: BOONE C W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27997 LEE6%/FAY2%/WAS92% .001030 Royalty Interest Category: G1 Railroad #: 27997		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		850	180	1,020		
ROAD & BRIDGE		850	180	1,020		
GIDDINGS ISD		850	180	1,020		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	560	810	Lease: 720276	Type: REAL	Owner #: 96714
ROAD & BRIDGE	C	560	810	Legal: BOONE D W#1H		
GIDDINGS ISD	C	560	810	MAGNOLIA OIL & GAS		
				AB 182 SHARP J		
				RRC 27985	LEE6%/FAY2%/WAS92%	
				.001030 Royalty Interest		
				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		560	138	672		
ROAD & BRIDGE		560	138	672		
GIDDINGS ISD		560	138	672		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		9,830	8,800	Lease: 720282	Type: REAL	Owner #: 96714
ROAD & BRIDGE		9,830	8,800	Legal: BOONE A W#1H		
GIDDINGS ISD		9,830	8,800	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@66%	
				RRC 295037	WASH@34%	
				.001030 Royalty Interest		
				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		9,830	0	8,800		
ROAD & BRIDGE		9,830	0	8,800		
GIDDINGS ISD		9,830	0	8,800		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	6,250	9,490	Lease: 720283	Type: REAL	Owner #: 96714
ROAD & BRIDGE	C	6,250	9,490	Legal: BOONE B W#1H		
GIDDINGS ISD	C	6,250	9,490	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@40%	
				RRC 295073	WASH@60%	
				.001030 Royalty Interest		
				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		6,250	1,990	7,500		
ROAD & BRIDGE		6,250	1,990	7,500		
GIDDINGS ISD		6,250	1,990	7,500		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	96,820	15,608	98,372		
ROAD & BRIDGE	96,820	15,608	98,372		
GIDDINGS ISD	96,580	15,510	98,100		
DIME BOX ISD	0	370	0		

