

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

DURRENBERGER JOHN LEE
2900 TURKEY CREEK LN
BRENNHAM TX 77833-7954



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: 96745 991
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	120 120 120	120 120 120	Lease: 15544 Type: REAL Owner #: 96745 Legal: LENOISE UNIT MAGNOLIA OIL & GAS AB 32 BARKER J RRC #15544 .002460 Royalty Interest Category: G1 Railroad #: 15544 HB1984: The Appraised value of \$120 in 2024 as compared to \$290 in 2019 is a 58.62% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	0 0 0	120 120 120

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	2,670	6,930	Lease: 22026	Type: REAL Owner #: 96745
ROAD & BRIDGE	C	2,670	6,930	Legal: FISCHER-PLACKE UNIT	
GIDDINGS ISD	C	2,670	6,930	MAGNOLIA OIL & GAS	
CUMMINGS CREEK	C	2,670	6,930	AB 350 WINFORD W	
				RRC #22026	
				.002768 Royalty Interest	
				Category: G1	
				Railroad #: 22026	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$6,930 in 2024 as compared to \$330 in 2019 is a 2000.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	2,670	3,726	3,204		
ROAD & BRIDGE	2,670	3,726	3,204		
GIDDINGS ISD	2,670	3,726	3,204		
CUMMINGS CREEK	2,670	3,726	3,204		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	1,140	1,690	Lease: 22699	Type: REAL Owner #: 96745
ROAD & BRIDGE	C	1,140	1,690	Legal: DURRENBERGER UNIT	
GIDDINGS ISD	C	1,140	1,690	CREATIVE OIL & GAS	
CUMMINGS CREEK	C	1,140	1,690	AB 253 PEACOCK J W	
GIDDINGS CITY	C	1,140	1,690	RRC #22699	
				.004309 Royalty Interest	
				Category: G1	
				Railroad #: 22699	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,690 in 2024 as compared to \$2,220 in 2019 is a 23.87% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,140	322	1,368		
ROAD & BRIDGE	1,140	322	1,368		
GIDDINGS ISD	1,140	322	1,368		
CUMMINGS CREEK	1,140	322	1,368		
GIDDINGS CITY	1,140	322	1,368		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	3,930	4,048	4,692		
ROAD & BRIDGE	3,930	4,048	4,692		
GIDDINGS ISD	3,930	4,048	4,692		
CUMMINGS CREEK	3,810	4,048	4,572		
GIDDINGS CITY	1,140	322	1,368		