

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

EDSEL ROBERT M  
5342 RIDGEDALE AVE  
DALLAS TX 75206



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: 96778 1018

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	1,080	1,590	Lease: 18731	Type: REAL	Owner #: 96778
ROAD & BRIDGE	C	1,080	1,590	Legal: LEITKO UNIT		
GIDDINGS ISD	C	1,080	1,590	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #18731		
				.004880 Royalty Interest Category: G1 Railroad #: 18731		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,590 in 2024 as compared to \$700 in 2019 is a 127.14% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,080	294	1,296		
ROAD & BRIDGE		1,080	294	1,296		
GIDDINGS ISD		1,080	294	1,296		

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	C	2,700	3,470	Lease: 22356	Type: REAL	Owner #: 96778
ROAD & BRIDGE	C	2,700	3,470	Legal: CARMEAN		
GIDDINGS ISD	C	2,700	3,470	MAGNOLIA OIL & GAS		
				AB 139 GENTRY G W & 298 SMITH		
				RRC #22356		
				.005500 Override Royalty		
				Category: G1		
				Railroad #: 22356		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,470 in 2024 as compared to \$2,630 in 2019 is a 31.94% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,700	230	3,240		
ROAD & BRIDGE		2,700	230	3,240		
GIDDINGS ISD		2,700	230	3,240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		880	920	Lease: 720241	Type: REAL	Owner #: 96778
ROAD & BRIDGE		880	920	Legal: MCCOY 1H		
DIME BOX ISD		880	920	WILDFIRE ENERGY OPER		
				AB 22 WALLACE J Y		
				RRC 27722 DP 842752		
				.000136 Override Royalty		
				Category: G1		
				Railroad #: 27722		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		880	0	920		
ROAD & BRIDGE		880	0	920		
DIME BOX ISD		880	0	920		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20,620	29,050	Lease: 720267	Type: REAL	Owner #: 96778
ROAD & BRIDGE	C	20,620	29,050	Legal: RAYMOND UNIT 1H & 3H		
DIME BOX ISD	C	20,620	29,050	WILDFIRE ENERGY OPER		
				AB 2 AUSTIN SF		
				RRC#27683 BUR.88758/LEE.11242		
				.013345 Override Royalty		
				Category: G1		
				Railroad #: 27683		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20,620	4,306	24,744		
ROAD & BRIDGE		20,620	4,306	24,744		
DIME BOX ISD		20,620	4,306	24,744		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	100	220	Lease: 720286	Type: REAL	Owner #: 96778
ROAD & BRIDGE	C	100	220	Legal: BUCKY BADGER W#H02BB		
GIDDINGS ISD	C	100	220	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295191		
				.000023 Override Royalty		
				Category: G1		
				Railroad #: 295191		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		100	100	120		
ROAD & BRIDGE		100	100	120		
GIDDINGS ISD		100	100	120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	80	120	Lease: 720287	Type: REAL	Owner #: 96778
ROAD & BRIDGE	C	80	120	Legal: BUCKY BADGER UW W#H04BB		
GIDDINGS ISD	C	80	120	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295199		
				.000023 Override Royalty		
				Category: G1		
				Railroad #: 295199		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		80	24	96		
ROAD & BRIDGE		80	24	96		
GIDDINGS ISD		80	24	96		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	25,460	4,954	30,416		
ROAD & BRIDGE	25,460	4,954	30,416		
GIDDINGS ISD	3,960	648	4,752		
DIME BOX ISD	21,500	4,306	25,664		

