

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

ELS DAVID FAMILY TRUST  
LINDA EKS MCCUTCHEON TRUSTEE  
PO BOX 767  
WINNSBORO TX 75494-0767



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:	96807 1052
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	4,870	6,920	Lease: 720275	Type: REAL	Owner #: 96807
ROAD & BRIDGE	C	4,870	6,920	Legal: BOONE C W#1H		
GIDDINGS ISD	C	4,870	6,920	MAGNOLIA OIL & GAS		
				AB 182 SHARP J		
				RRC 27997 LEE6%/FAY2%/WAS92%		
				.005928 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		4,870	1,076	5,844		
ROAD & BRIDGE		4,870	1,076	5,844		
GIDDINGS ISD		4,870	1,076	5,844		

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

SEC 25.19

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2737

OWNER #:

96807

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,200	4,660	Lease: 720276	Type: REAL	Owner #: 96807
ROAD & BRIDGE	C	3,200	4,660	Legal: BOONE D W#1H		
GIDDINGS ISD	C	3,200	4,660	MAGNOLIA OIL & GAS		
				AB 182 SHARP J		
				RRC 27985	LEE6%/FAY2%/WAS92%	
				.005927 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		3,200	820	3,840		
ROAD & BRIDGE		3,200	820	3,840		
GIDDINGS ISD		3,200	820	3,840		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		56,550	50,620	Lease: 720282	Type: REAL	Owner #: 96807
ROAD & BRIDGE		56,550	50,620	Legal: BOONE A W#1H		
GIDDINGS ISD		56,550	50,620	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@66%	
				RRC 295037	WASH@34%	
				.005927 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		56,550	0	50,620		
ROAD & BRIDGE		56,550	0	50,620		
GIDDINGS ISD		56,550	0	50,620		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	35,970	54,580	Lease: 720283	Type: REAL	Owner #: 96807
ROAD & BRIDGE	C	35,970	54,580	Legal: BOONE B W#1H		
GIDDINGS ISD	C	35,970	54,580	MAGNOLIA OIL & GAS		
				AB 182 SHARP J	LEE@40%	
				RRC 295073	WASH@60%	
				.005927 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		35,970	11,416	43,164		
ROAD & BRIDGE		35,970	11,416	43,164		
GIDDINGS ISD		35,970	11,416	43,164		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	100,590	13,312	103,468		
ROAD & BRIDGE	100,590	13,312	103,468		
GIDDINGS ISD	100,590	13,312	103,468		