

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

ERICSON CHARLOTTE LYNN
%CHARLOTTE LYNNE TAYLOR
2805 ROXBORO RD
EULESS TX 76039



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:	96819 1071
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	50	240	Lease: 14903 Type: REAL Owner #: 96819
ROAD & BRIDGE	C	50	240	Legal: GERDES-BREDTHAUER -1-
GIDDINGS ISD	C	50	240	MAGNOLIA OIL & GAS
				AB 330 WARD T W
				RRC #14903
				.000533 Override Royalty
				Category: G1
				Railroad #: 14903
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$240 in 2024 as compared to \$280 in 2019 is a 14.29% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	50	180	60	
ROAD & BRIDGE	50	180	60	
GIDDINGS ISD	50	180	60	

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	1,890	4,480	Lease: 16116	Type: REAL	Owner #: 96819
ROAD & BRIDGE	C	1,890	4,480	Legal: GERDES-BREDTHAUER UN 2		
GIDDINGS ISD	C	1,890	4,480	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #16116		
				.010493 Override Royalty		
				Category: G1		
				Railroad #: 16116		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$4,480 in 2024 as compared to \$5,430 in 2019 is a 17.50% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,890	2,212	2,268		
ROAD & BRIDGE		1,890	2,212	2,268		
GIDDINGS ISD		1,890	2,212	2,268		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	9,040	15,980	Lease: 22223	Type: REAL	Owner #: 96819
ROAD & BRIDGE	C	9,040	15,980	Legal: RAPPAPORT UNIT		
GIDDINGS ISD	C	9,040	15,980	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22223		
				.009920 Override Royalty		
				Category: G1		
				Railroad #: 22223		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$15,980 in 2024 as compared to \$6,750 in 2019 is a 136.74% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		9,040	5,132	10,848		
ROAD & BRIDGE		9,040	5,132	10,848		
GIDDINGS ISD		9,040	5,132	10,848		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,810	4,700	Lease: 22386	Type: REAL	Owner #: 96819
ROAD & BRIDGE	C	3,810	4,700	Legal: BREDTHAUER UNIT W#2H		
GIDDINGS ISD	C	3,810	4,700	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22386		
				.013976 Override Royalty		
				Category: G1		
				Railroad #: 22386		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$4,700 in 2024 as compared to \$1,420 in 2019 is a 230.99% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,810	128	4,572		
ROAD & BRIDGE		3,810	128	4,572		
GIDDINGS ISD		3,810	128	4,572		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	14,790	7,652	17,748		
ROAD & BRIDGE	14,790	7,652	17,748		
GIDDINGS ISD	14,790	7,652	17,748		