

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

FALKE DOROTHY
PO BOX 284
GIDDINGS TX 78942-0284



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: 96877 1111

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		1,960 1,960 1,960	1,130 1,130 1,130	Lease: 17926 Type: REAL Owner #: 96877 Legal: GRIFFIN-PRUEGNER UNIT MAGNOLIA OIL & GAS AB 181 JOHNSON W RRC #17926 .015613 Royalty Interest Category: G1 Railroad #: 17926	
HB1984: The Appraised value of \$1,130 in 2024 as compared to \$10,450 in 2019 is a 89.19% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		1,960	0	1,130	
ROAD & BRIDGE		1,960	0	1,130	
GIDDINGS ISD		1,960	0	1,130	

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 ROAD & BRIDGE GIDDINGS ISD	850 850 850	800 800 800	Lease: 20708 Type: REAL Owner #: 96877 Legal: DUBE #1 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #20708 .003973 Royalty Interest Category: G1 Railroad #: 20708 HB1984: The Appraised value of \$800 in 2024 as compared to \$230 in 2019 is a 247.83% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	850 850 850	0 0 0	800 800 800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	C C C C 1,260 1,260 1,260 1,260	1,710 1,710 1,710 1,710	Lease: 21075 Type: REAL Owner #: 96877 Legal: SIMPSON MAGNOLIA OIL & GAS AB 267 REID S H RRC #21075 .001605 Royalty Interest Category: G1 Railroad #: 21075 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,710 in 2024 as compared to \$1,270 in 2019 is a 34.65% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	1,260 1,260 1,260 1,260	198 198 198 198	1,512 1,512 1,512 1,512

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	40 40 40	Lease: 22110 Type: REAL Owner #: 96877 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110 .000087 Royalty Interest Category: G1 Railroad #: 22110 HB1984: The Appraised value of \$40 in 2024 as compared to \$110 in 2019 is a 63.64% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	9,490	20,490	Lease: 172403	Type: REAL	Owner #: 96877
ROAD & BRIDGE	C	9,490	20,490	Legal: ROADRUNNER #3		
GIDDINGS ISD	C	9,490	20,490	MAGNOLIA OIL & GAS		
				AB 143 GRIFFIN A		
				RRC #172403		
				.031250 Royalty Interest		
				Category: G1		
				Railroad #: 172403		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$20,490 in 2024 as compared to \$23,630 in 2019 is a 13.29% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		9,490	9,102	11,388		
ROAD & BRIDGE		9,490	9,102	11,388		
GIDDINGS ISD		9,490	9,102	11,388		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	790	4,010	Lease: 172449	Type: REAL	Owner #: 96877
ROAD & BRIDGE	C	790	4,010	Legal: STORK SELMA #2H		
GIDDINGS ISD	C	790	4,010	MAGNOLIA OIL & GAS		
				AB 143 GRIFFIN A		
				RRC #172449		
				.013484 Royalty Interest		
				Category: G1		
				Railroad #: 172449		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$4,010 in 2024 as compared to \$480 in 2019 is a 735.42% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		790	3,062	948		
ROAD & BRIDGE		790	3,062	948		
GIDDINGS ISD		790	3,062	948		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		200	130	Lease: 720249	Type: REAL	Owner #: 96877
ROAD & BRIDGE		200	130	Legal: LEHMANN HEIRS UNIT 2H		
GIDDINGS ISD		200	130	MAGNOLIA OIL & GAS		
				AB 4 BOATWRIGHT F		
				RRC 22110 DP 854912		
				.000087 Royalty Interest		
				Category: G1		
				Railroad #: 22110		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		200	0	130		
ROAD & BRIDGE		200	0	130		
GIDDINGS ISD		200	0	130		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	14,610	12,362	15,948		
ROAD & BRIDGE	14,610	12,362	15,948		
GIDDINGS ISD	14,610	12,362	15,948		
GIDDINGS CITY	1,260	198	1,512		

