

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

FIRST NATIONAL BANK OF GIDDING
PO BOX 269
GIDDINGS TX 78942-0269



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: 96929 1148
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	270	410	Lease: 12296	Type: REAL	Owner #: 96929
ROAD & BRIDGE	C	270	410	Legal: DUBE UNIT 3		
GIDDINGS ISD	C	270	410	MAGNOLIA OIL & GAS		
				AB 183 KENNERLY E		
				RRC #12296		
				.002336 Override Royalty		
				Category: G1		
				Railroad #: 12296		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$410 in 2024 as compared to \$80 in 2019 is a 412.50% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		270	86	324		
ROAD & BRIDGE		270	86	324		
GIDDINGS ISD		270	86	324		

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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3035

OWNER #:

96929

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	40	50	Lease: 14283	Type: REAL	Owner #: 96929
ROAD & BRIDGE	C	40	50	Legal: DAMIANI		
GIDDINGS ISD	C	40	50	MAGNOLIA OIL & GAS		
				AB 339 WHITEHURST J H		
				RRC #14283		
				.000535 Royalty Interest		
				Category: G1		
				Railroad #: 14283		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$50 in 2024 as compared to \$60 in 2019 is a 16.67% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		40	2	48		
ROAD & BRIDGE		40	2	48		
GIDDINGS ISD		40	2	48		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	750	1,410	Lease: 19433	Type: REAL	Owner #: 96929
ROAD & BRIDGE	C	750	1,410	Legal: GIDDINGS BUFFALO UNIT 1		
GIDDINGS ISD	C	750	1,410	MAGNOLIA OIL & GAS		
				AB 67 CHANEY C		
				RRC #19433		
				.024472 Royalty Interest		
				Category: G1		
				Railroad #: 19433		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,410 in 2024 as compared to \$750 in 2019 is a 88.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		750	510	900		
ROAD & BRIDGE		750	510	900		
GIDDINGS ISD		750	510	900		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	130	560	Lease: 19679	Type: REAL	Owner #: 96929
ROAD & BRIDGE	C	130	560	Legal: CARLESTON		
GIDDINGS ISD	C	130	560	TRIVISTA OPERATING		
				AB 51 BARKER J		
				RRC #19679		
				.007153 Royalty Interest		
				Category: G1		
				Railroad #: 19679		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$560 in 2024 as compared to \$80 in 2019 is a 600.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		130	404	156		
ROAD & BRIDGE		130	404	156		
GIDDINGS ISD		130	404	156		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,820 7,820 7,820	5,640 5,640 5,640	Lease: 22428 Type: REAL Owner #: 96929 Legal: CHESTER MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22428 .005564 Royalty Interest Category: G1 Railroad #: 22428 HB1984: The Appraised value of \$5,640 in 2024 as compared to \$6,920 in 2019 is a 18.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,820 7,820 7,820	0 0 0	5,640 5,640 5,640

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 1,030 C 1,030 C 1,030	2,240 2,240 2,240	Lease: 22500 Type: REAL Owner #: 96929 Legal: DOCKERY OL UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500 .006750 Override Royalty Category: G1 Railroad #: 22500 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,240 in 2024 as compared to \$1,630 in 2019 is a 37.42% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,030 1,030 1,030	1,004 1,004 1,004	1,236 1,236 1,236

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	C 30 C 30 C 30 G C 10	80 80 80 40	Lease: 22652 Type: REAL Owner #: 96929 Legal: JOYCE #1 RE MAGNOLIA OIL & GAS AB 293 SCOTT S T RRC #22652 .000848 Royalty Interest Category: G1 Railroad #: 22652 Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$80 in 2024 as compared to \$40 in 2019 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	30 30 30 0	44 44 44 40	36 36 36 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	560	1,260	Lease: 22738	Type: REAL Owner #: 96929
ROAD & BRIDGE	C	560	1,260	Legal: MARTHA	
DIME BOX ISD	C	560	1,260	DALLAS PETRO GROUP	
				AB 22 WALLACE J Y	
				RRC #22738	
				.010336 Royalty Interest	
				Category: G1	
				Railroad #: 22738	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,260 in 2024 as compared to \$690 in 2019 is a 82.61% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	560	588	672		
ROAD & BRIDGE	560	588	672		
DIME BOX ISD	560	588	672		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	10,630	2,638	9,012		
ROAD & BRIDGE	10,630	2,638	9,012		
GIDDINGS ISD	10,070	2,050	8,340		
GIDDINGS CITY	0	40	0		
DIME BOX ISD	560	588	672		