

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

info@leecad.net

832-243-9600

FORD CHERYL WAGNER
1939 FM 180
LEDBETTER TX 78946



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: 96973 1186
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		30	20	Lease: 22110 Type: REAL Owner #: 96973	
ROAD & BRIDGE		30	20	Legal: LEHMANN HEIRS OL UNIT 1RE	
GIDDINGS ISD		30	20	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110 .000036 Royalty Interest Category: G1 Railroad #: 22110	
HB1984: The Appraised value of \$20 in 2024 as compared to \$40 in 2019 is a 50.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	30	0	20		
ROAD & BRIDGE	30	0	20		
GIDDINGS ISD	30	0	20		

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	C	1,510	2,020	Lease: 25406	Type: REAL	Owner #: 96973
ROAD & BRIDGE	C	1,510	2,020	Legal: RUTHVEN-BISETT CO-OP UNIT 1		
GIDDINGS ISD	C	1,510	2,020	MAGNOLIA OIL & GAS		
				AB 30 BRACEY M		
				RRC #25406		
				.001873 Royalty Interest		
				Category: G1		
				Railroad #: 25406		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,020 in 2024 as compared to \$1,200 in 2019 is a 68.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,510	208	1,812		
ROAD & BRIDGE		1,510	208	1,812		
GIDDINGS ISD		1,510	208	1,812		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		80	50	Lease: 720249	Type: REAL	Owner #: 96973
ROAD & BRIDGE		80	50	Legal: LEHMANN HEIRS UNIT 2H		
GIDDINGS ISD		80	50	MAGNOLIA OIL & GAS		
				AB 4 BOATWRIGHT F		
				RRC 22110 DP 854912		
				.000036 Royalty Interest		
				Category: G1		
				Railroad #: 22110		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		80	0	50		
ROAD & BRIDGE		80	0	50		
GIDDINGS ISD		80	0	50		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	6,270	7,810	Lease: 720268	Type: REAL	Owner #: 96973
ROAD & BRIDGE	C	6,270	7,810	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	6,270	7,810	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973 87%LEE/13%WAS		
				.000499 Royalty Interest		
				Category: G1		
				Railroad #: 27973		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		6,270	286	7,524		
ROAD & BRIDGE		6,270	286	7,524		
GIDDINGS ISD		6,270	286	7,524		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	6,130 6,130 6,130	5,540 5,540 5,540	Lease: 720269 Type: REAL Owner #: 96973 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000499 Royalty Interest Category: G1 Railroad #: 27974		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,130 6,130 6,130	0 0 0	5,540 5,540 5,540		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	6,220 6,220 6,220	9,560 9,560 9,560	Lease: 720270 Type: REAL Owner #: 96973 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000499 Royalty Interest Category: G1 Railroad #: 27975		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,220 6,220 6,220	2,096 2,096 2,096	7,464 7,464 7,464		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	12,360 12,360 12,360	11,000 11,000 11,000	Lease: 720281 Type: REAL Owner #: 96973 Legal: LONIE MAE A W#2H LEEXUS OIL LLC AB 352 WILKERSON W 88%LEE RRC 28022 12%WAS .000981 Royalty Interest Category: G1 Railroad #: 28022		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	12,360 12,360 12,360	0 0 0	11,000 11,000 11,000		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	32,600 32,600 32,600	2,590 2,590 2,590	33,410 33,410 33,410		

