

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

FRANEY KATHLEEN  
3336 MANITOU ST  
CORPUS CHRISTI TX 78411-1451



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:	97005 1213
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		40	90	Lease: 1 Type: REAL Owner #: 97005
ROAD & BRIDGE	C		40	90	Legal: ANMAR UNIT TRACT 3
DIME BOX ISD	G C		40	90	ERNEST OPERATING CO
					AB 3 BIRD T
					RRC #19827 TRACT 3 50%
					.000517 Override Royalty
					Category: G1
					Railroad #: 19827
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$90 in 2024 as compared to \$90 in 2019 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		40	42	48	
ROAD & BRIDGE		40	42	48	
DIME BOX ISD		0	90	0	

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 ROAD & BRIDGE GIDDINGS ISD	280 280 280	250 250 250	Lease: 12482 Type: REAL Owner #: 97005 Legal: MARY "B" WARREN PRODUCTION AB 207 MANCHA J F RRC #12482  .001250 Override Royalty Category: G1 Railroad #: 12482  HB1984: The Appraised value of \$250 in 2024 as compared to \$250 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	280 280 280	0 0 0	250 250 250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	90 90 90	240 240 240	Lease: 13173 Type: REAL Owner #: 97005 Legal: STORK ARTHUR SALT OF THE EARTH EN AB 129 FREEMAN THOMAS RRC 280229 13173 DP 809600  .001250 Override Royalty Category: G1 Railroad #: 280229  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$240 in 2024 as compared to \$130 in 2019 is a 84.62% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	90 90 90	132 132 132	108 108 108

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	300 300 300	Lease: 14286 Type: REAL Owner #: 97005 Legal: SCHMIDT-SACKS UNIT MAGNOLIA OIL & GAS AB 272 RUDESILL M & 371 SEATO RRC #14286  .000729 Override Royalty Category: G1 Railroad #: 14286  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$300 in 2024 as compared to \$270 in 2019 is a 11.11% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	156 156 156	144 144 144

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	20	100	Lease: 16531	Type: REAL Owner #: 97005
ROAD & BRIDGE	C	20	100	Legal: PAYTON C F # 1 & 3	
DIME BOX ISD	G C	20	100	ERNEST OPERATING CO	
				AB 220 MCKEEN H	
				RRC #16531	
				.001250 Override Royalty	
				Category: G1	
				Railroad #: 16531	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$100 in 2024 as compared to \$20 in 2019 is a 400.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		20	76	24	
ROAD & BRIDGE		20	76	24	
DIME BOX ISD		0	100	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	50	90	Lease: 17040	Type: REAL Owner #: 97005
ROAD & BRIDGE	C	50	90	Legal: LINDA K UNIT 1 RE	
DIME BOX ISD	G C	50	90	MAGNOLIA OIL & GAS	
				AB 1 AUSTIN S F	
				RRC #17040	
				.000155 Override Royalty	
				Category: G1	
				Railroad #: 17040	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$90 in 2024 as compared to \$50 in 2019 is a 80.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		50	30	60	
ROAD & BRIDGE		50	30	60	
DIME BOX ISD		0	90	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		20	10	Lease: 17786	Type: REAL Owner #: 97005
ROAD & BRIDGE		20	10	Legal: LOUIS "B"	
DIME BOX ISD	G	20	10	MAGNOLIA OIL & GAS	
				AB 1 AUSTIN S F	
				RRC #17786	
				.000032 Override Royalty	
				Category: G1	
				Railroad #: 17786	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		20	0	10	
ROAD & BRIDGE		20	0	10	
DIME BOX ISD		0	10	0	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	70 70 70	Lease: 18984 Type: REAL Owner #: 97005 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%  .000065 Override Royalty Category: G1 Railroad #: 18984  HB1984: The Appraised value of \$70 in 2024 as compared to \$90 in 2019 is a 22.22% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	70 70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C DIME BOX ISD G C	40 40 40	90 90 90	Lease: 19827 Type: REAL Owner #: 97005 Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50%  .000518 Override Royalty Category: G1 Railroad #: 19827  Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$90 in 2024 as compared to \$90 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 0	42 42 90	48 48 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C	20 20 20	50 50 50	Lease: 19867 Type: REAL Owner #: 97005 Legal: LEHMANN QUINTUS MAGNOLIA OIL & GAS AB 98 ESTES A RRC #19867  .001250 Override Royalty Category: G1 Railroad #: 19867  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$50 in 2024 as compared to \$10 in 2019 is a 400.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	26 26 26	24 24 24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	10	220	Lease: 20089	Type: REAL	Owner #: 97005
ROAD & BRIDGE	C	10	220	Legal: MARMO UNIT 2A		
DIME BOX ISD	G C	10	220	ERNEST OPERATING CO		
				AB 313 TAYLOR J B		
				RRC 20089		
				.000605 Override Royalty		
				Category: G1		
				Railroad #: 20089		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	208	12		
ROAD & BRIDGE		10	208	12		
DIME BOX ISD		0	220	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		220	110	Lease: 20987	Type: REAL	Owner #: 97005
ROAD & BRIDGE		220	110	Legal: CHESTER #1 & 2		
DIME BOX ISD	G	220	110	ERNEST OPERATING CO		
				AB 220 MCKEEN H		
				RRC #20987		
				.001250 Override Royalty		
				Category: G1		
				Railroad #: 20987		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$110 in 2024 as compared to \$160 in 2019 is a 31.25% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		220	0	110		
ROAD & BRIDGE		220	0	110		
DIME BOX ISD		0	110	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	130	Lease: 22522	Type: REAL	Owner #: 97005
ROAD & BRIDGE	C	30	130	Legal: SCHNEIDER 1H		
GIDDINGS ISD	C	30	130	MAGNOLIA OIL & GAS		
				AB 272 RUDESILL M		
				RRC #22522		
				.000312 Override Royalty		
				Category: G1		
				Railroad #: 22522		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$130 in 2024 as compared to \$110 in 2019 is a 18.18% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	94	36		
ROAD & BRIDGE		30	94	36		
GIDDINGS ISD		30	94	36		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD G	110 110 110	110 110 110	Lease: 24064 Type: REAL Owner #: 97005 Legal: WES #1 & 2 ERNEST OPERATING CO AB 220 MCKEEN H RRC 24064 LEE 85% BURLESON 15%  .000625 Override Royalty Category: G1 Railroad #: 24064  Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$110 in 2024 as compared to \$70 in 2019 is a 57.14% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 0	0 0 110	110 110 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 100	110 110 110	Lease: 103617 Type: REAL Owner #: 97005 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000125 Override Royalty Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$110 in 2024 as compared to \$70 in 2019 is a 57.14% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 100	0 0 0	110 110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	710 710 710	460 460 460	Lease: 108671 Type: REAL Owner #: 97005 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008  .000568 Override Royalty Category: G1 Railroad #: 26008 HB1984: The Appraised value of \$460 in 2024 as compared to \$580 in 2019 is a 20.69% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	710 710 710	0 0 0	460 460 460

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 DIME BOX ISD GIDDINGS ISD	1,930 1,930 0 1,420	806 806 820 408	1,624 1,624 0 1,202		