

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

GAMBRELL BOBETTE
17603 SWANSBURY DR
CYPRESS TX 77429-3409



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:	97055 1286
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	1,670	2,580	Lease: 12296 Type: REAL Owner #: 97055
ROAD & BRIDGE	C	1,670	2,580	Legal: DUBE UNIT 3
GIDDINGS ISD	C	1,670	2,580	MAGNOLIA OIL & GAS
				AB 183 KENNERLY E
				RRC #12296
				.014566 Royalty Interest
				Category: G1
				Railroad #: 12296
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2019 Hist				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	1,670	576	2,004	
ROAD & BRIDGE	1,670	576	2,004	
GIDDINGS ISD	1,670	576	2,004	

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	320	430	Lease: 15131	Type: REAL	Owner #: 97055
ROAD & BRIDGE	C	320	430	Legal: DONNA "W" UNIT 1-H W#2		
GIDDINGS ISD	C	320	430	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC #15131 LEE 89% WASH 11%		
				.002833 Royalty Interest		
				Category: G1		
				Railroad #: 15131		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$430 in 2024 as compared to \$460 in 2019 is a 6.52% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		320	46	384		
ROAD & BRIDGE		320	46	384		
GIDDINGS ISD		320	46	384		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	5,500	7,380	Lease: 16802	Type: REAL	Owner #: 97055
ROAD & BRIDGE	C	5,500	7,380	Legal: E-C-F OIL UNIT 1RE		
GIDDINGS ISD	C	5,500	7,380	MAGNOLIA OIL & GAS		
				AB 18 SPARKS M		
				RRC #16802		
				.024560 Royalty Interest		
				Category: G1		
				Railroad #: 16802		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$7,380 in 2024 as compared to \$12,150 in 2019 is a 39.26% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		5,500	780	6,600		
ROAD & BRIDGE		5,500	780	6,600		
GIDDINGS ISD		5,500	780	6,600		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	230	Lease: 22323	Type: REAL	Owner #: 97055
ROAD & BRIDGE	C	30	230	Legal: E-C-F OIL UNIT 2		
GIDDINGS ISD	C	30	230	MAGNOLIA OIL & GAS		
				AB 309 SPENCE J S		
				RRC #22323		
				.033466 Royalty Interest		
				Category: G1		
				Railroad #: 22323		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$230 in 2024 as compared to \$220 in 2019 is a 4.55% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	194	36		
ROAD & BRIDGE		30	194	36		
GIDDINGS ISD		30	194	36		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,140	4,220	Lease: 25406	Type: REAL	Owner #: 97055
ROAD & BRIDGE	C	3,140	4,220	Legal: RUTHVEN-BISETT CO-OP UNIT 1		
GIDDINGS ISD	C	3,140	4,220	MAGNOLIA OIL & GAS		
				AB 30 BRACEY M		
				RRC #25406		
				.003901 Royalty Interest		
				Category: G1		
				Railroad #: 25406		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$4,220 in 2024 as compared to \$2,500 in 2019 is a 68.80% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,140	452	3,768		
ROAD & BRIDGE		3,140	452	3,768		
GIDDINGS ISD		3,140	452	3,768		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	13,070	16,270	Lease: 720268	Type: REAL	Owner #: 97055
ROAD & BRIDGE	C	13,070	16,270	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	13,070	16,270	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973 87%LEE/13%WAS		
				.001040 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		13,070	586	15,684		
ROAD & BRIDGE		13,070	586	15,684		
GIDDINGS ISD		13,070	586	15,684		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		12,770	11,550	Lease: 720269	Type: REAL	Owner #: 97055
ROAD & BRIDGE		12,770	11,550	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		12,770	11,550	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974 87%LEE/13%WAS		
				.001040 Royalty Interest		
				Category: G1		
				Railroad #: 27974		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		12,770	0	11,550		
ROAD & BRIDGE		12,770	0	11,550		
GIDDINGS ISD		12,770	0	11,550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	12,960	19,930	Lease: 720270	Type: REAL	Owner #: 97055
ROAD & BRIDGE	C	12,960	19,930	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	12,960	19,930	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.001040 Royalty Interest		
				Category: G1		
				Railroad #: 27975		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		12,960	4,378	15,552		
ROAD & BRIDGE		12,960	4,378	15,552		
GIDDINGS ISD		12,960	4,378	15,552		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		12,880	11,460	Lease: 720281	Type: REAL	Owner #: 97055
ROAD & BRIDGE		12,880	11,460	Legal: LONIE MAE A W#2H		
GIDDINGS ISD		12,880	11,460	LEEXUS OIL LLC		
				AB 352 WILKERSON W	88%LEE	
				RRC 28022	12%WAS	
				.001022 Royalty Interest		
				Category: G1		
				Railroad #: 28022		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		12,880	0	11,460		
ROAD & BRIDGE		12,880	0	11,460		
GIDDINGS ISD		12,880	0	11,460		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	62,340	7,012	67,038		
ROAD & BRIDGE	62,340	7,012	67,038		
GIDDINGS ISD	62,340	7,012	67,038		