

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

GOLD JANELLE M
4715 COUNTY ROAD 127
LEDBETTER TX 78946-7103



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: 97177 1369

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	2,890	4,040	Lease: 20743 Type: REAL Owner #: 97177
ROAD & BRIDGE	C	2,890	4,040	Legal: TWO FINGERS UT #2RE
DIME BOX ISD	C	1,450	2,020	MAGNOLIA OIL & GAS
GIDDINGS ISD	C	1,450	2,020	AB 98 ESTES A RRC #20743
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.006979 Royalty Interest
HB1984: The Appraised value of \$4,040 in 2024 as compared to \$4,360 in 2019 is a 7.34% decrease.				Category: G1
				Railroad #: 20743
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	2,890	572	3,468	
ROAD & BRIDGE	2,890	572	3,468	
DIME BOX ISD	1,450	280	1,740	
GIDDINGS ISD	1,450	280	1,740	

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	260	360	Lease: 20743	Type: REAL	Owner #: 97177
ROAD & BRIDGE	C	260	360	Legal: TWO FINGERS UT #2RE		
DIME BOX ISD	C	130	180	MAGNOLIA OIL & GAS		
GIDDINGS ISD	C	130	180	AB 98 ESTES A		
				RRC #20743		
				.000627 Override Royalty		
				Category: G1		
				Railroad #: 20743		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$360 in 2024 as compared to \$390 in 2019 is a 7.69% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		260	48	312		
ROAD & BRIDGE		260	48	312		
DIME BOX ISD		130	24	156		
GIDDINGS ISD		130	24	156		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,020	1,090	Lease: 103617	Type: REAL	Owner #: 97177
ROAD & BRIDGE		1,020	1,090	Legal: STRANGER T UNIT 4		
GIDDINGS ISD		1,020	1,090	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #103617		
				.001261 Royalty Interest		
				Category: G1		
				Railroad #: 103617		
HB1984: The Appraised value of \$1,090 in 2024 as compared to \$740 in 2019 is a 47.30% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,020	0	1,090		
ROAD & BRIDGE		1,020	0	1,090		
GIDDINGS ISD		1,020	0	1,090		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,280	4,080	Lease: 105504	Type: REAL	Owner #: 97177
ROAD & BRIDGE	C	2,280	4,080	Legal: JANETTE #1		
DIME BOX ISD	C	1,320	2,360	MAGNOLIA OIL & GAS		
GIDDINGS ISD	C	960	1,710	AB 98 ESTES A		
				RRC #105504		
				.008966 Royalty Interest		
				Category: G1		
				Railroad #: 105504		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$4,080 in 2024 as compared to \$2,560 in 2019 is a 59.38% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,280	1,344	2,736		
ROAD & BRIDGE		2,280	1,344	2,736		
DIME BOX ISD		1,320	776	1,584		
GIDDINGS ISD		960	558	1,152		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	270	480	Lease: 105504	Type: REAL Owner #: 97177
ROAD & BRIDGE	C	270	480	Legal: JANETTE #1	
DIME BOX ISD	C	160	280	MAGNOLIA OIL & GAS	
GIDDINGS ISD	C	110	200	AB 98 ESTES A	
				RRC #105504	
				.001055 Override Royalty	
				Category: G1	
				Railroad #: 105504	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$480 in 2024 as compared to \$300 in 2019 is a 60.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	270	156	324		
ROAD & BRIDGE	270	156	324		
DIME BOX ISD	160	88	192		
GIDDINGS ISD	110	68	132		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		5,140	5,310	Lease: 158022	Type: REAL Owner #: 97177
ROAD & BRIDGE		5,140	5,310	Legal: TWO FINGERS UNIT #1RE	
GIDDINGS ISD		5,140	5,310	MAGNOLIA OIL & GAS	
				AB 98 ESTES A	
				RRC #158022	
				.007918 Royalty Interest	
				Category: G1	
				Railroad #: 158022	
HB1984: The Appraised value of \$5,310 in 2024 as compared to \$5,340 in 2019 is a .56% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	5,140	0	5,310		
ROAD & BRIDGE	5,140	0	5,310		
GIDDINGS ISD	5,140	0	5,310		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		90	90	Lease: 158022	Type: REAL Owner #: 97177
ROAD & BRIDGE		90	90	Legal: TWO FINGERS UNIT #1RE	
GIDDINGS ISD		90	90	MAGNOLIA OIL & GAS	
				AB 98 ESTES A	
				RRC #158022	
				.000133 Override Royalty	
				Category: G1	
				Railroad #: 158022	
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	90	0	90		
ROAD & BRIDGE	90	0	90		
GIDDINGS ISD	90	0	90		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	10	30	Lease: 192205	Type: REAL Owner #: 97177
ROAD & BRIDGE	C	10	30	Legal: HARRELL "E" #1A	
GIDDINGS ISD	C	10	30	MAGNOLIA OIL & GAS	
				AB 2 BEST H	
				RRC #192205	
				.000260 Override Royalty	
				Category: G1	
				Railroad #: 192205	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$30 in 2024 as compared to \$120 in 2019 is a 75.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	10	18	12		
ROAD & BRIDGE	10	18	12		
GIDDINGS ISD	10	18	12		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	11,960	2,138	13,342		
ROAD & BRIDGE	11,960	2,138	13,342		
DIME BOX ISD	3,060	1,168	3,672		
GIDDINGS ISD	8,910	948	9,682		