

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

HALL BRADLEY F  
75 LOW COUNTRY LN  
THE WOODLANDS TX 77381



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: 97297 1449

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	410	620	Lease: 13672	Type: REAL	Owner #: 97297
ROAD & BRIDGE	C	410	620	Legal: GANTT W1		
GIDDINGS ISD	C	410	620	MAGNOLIA OIL & GAS AB 226 MCNEESE I & 68 CROSBY RRC #13672		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000896 Override Royalty		
HB1984: The Appraised value of \$620 in 2024 as compared to \$200 in 2019 is a 210.00% increase.				Category: G1		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		410	128	492		
ROAD & BRIDGE		410	128	492		
GIDDINGS ISD		410	128	492		

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	2,880	5,090	Lease: 22223	Type: REAL	Owner #: 97297
ROAD & BRIDGE	C	2,880	5,090	Legal: RAPPAPORT UNIT		
GIDDINGS ISD	C	2,880	5,090	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22223		
				.003159 Override Royalty		
				Category: G1		
				Railroad #: 22223		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$5,090 in 2024 as compared to \$2,150 in 2019 is a 136.74% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,880	1,634	3,456		
ROAD & BRIDGE		2,880	1,634	3,456		
GIDDINGS ISD		2,880	1,634	3,456		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,270	1,570	Lease: 22386	Type: REAL	Owner #: 97297
ROAD & BRIDGE	C	1,270	1,570	Legal: BREDTHAUER UNIT W#2H		
GIDDINGS ISD	C	1,270	1,570	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22386		
				.004658 Override Royalty		
				Category: G1		
				Railroad #: 22386		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,570 in 2024 as compared to \$470 in 2019 is a 234.04% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,270	46	1,524		
ROAD & BRIDGE		1,270	46	1,524		
GIDDINGS ISD		1,270	46	1,524		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	150	190	Lease: 720268	Type: REAL	Owner #: 97297
ROAD & BRIDGE	C	150	190	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	150	190	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.000012 Override Royalty		
				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		150	10	180		
ROAD & BRIDGE		150	10	180		
GIDDINGS ISD		150	10	180		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	150 150 150	130 130 130	Lease: 720269 Type: REAL Owner #: 97297 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS  .000012 Override Royalty Category: G1 Railroad #: 27974		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	0 0 0	130 130 130		

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	150 150 150	230 230 230	Lease: 720270 Type: REAL Owner #: 97297 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .000012 Override Royalty Category: G1 Railroad #: 27975		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	50 50 50	180 180 180		

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	5,010 5,010 5,010	1,868 1,868 1,868	5,962 5,962 5,962		

