

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

HANCOCK ERNEST EARL
%TRACI I HANCOCK
8710 HIGH MOUNTAIN
HOUSTON TX 77088



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: 97326 1467
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	200	490	Lease: 22834 Type: REAL Owner #: 97326
ROAD & BRIDGE	C	200	490	Legal: WILL JESSIE
GIDDINGS ISD	C	200	490	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22834 .000398 Royalty Interest Category: G1 Railroad #: 22834
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$490 in 2024 as compared to \$270 in 2019 is a 81.48% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	200	250	240	
ROAD & BRIDGE	200	250	240	
GIDDINGS ISD	200	250	240	

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

SEC 25.19

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3865

OWNER #:

97326

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20	60	Lease: 24913	Type: REAL	Owner #: 97326
ROAD & BRIDGE	C	20	60	Legal: HANCOCK MOZELLE #1RE		
GIDDINGS ISD	C	20	60	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #24913		
				.001628 Royalty Interest		
				Category: G1		
				Railroad #: 24913		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	36	24		
ROAD & BRIDGE		20	36	24		
GIDDINGS ISD		20	36	24		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	310	670	Lease: 720286	Type: REAL	Owner #: 97326
ROAD & BRIDGE	C	310	670	Legal: BUCKY BADGER W#H02BB		
GIDDINGS ISD	C	310	670	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295191		
				.000070 Royalty Interest		
				Category: G1		
				Railroad #: 295191		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		310	298	372		
ROAD & BRIDGE		310	298	372		
GIDDINGS ISD		310	298	372		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	240	380	Lease: 720287	Type: REAL	Owner #: 97326
ROAD & BRIDGE	C	240	380	Legal: BUCKY BADGER UW W#H04BB		
GIDDINGS ISD	C	240	380	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295199		
				.000070 Royalty Interest		
				Category: G1		
				Railroad #: 295199		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		240	92	288		
ROAD & BRIDGE		240	92	288		
GIDDINGS ISD		240	92	288		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	770	676	924		
ROAD & BRIDGE	770	676	924		
GIDDINGS ISD	770	676	924		