

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

HANDRICK DORVIN
102 REGINA CT
THORNDALE TX 76577-5353



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:	97340 1472
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	650	1,910	Lease: 20151	Type: REAL Owner #: 97340
ROAD & BRIDGE	C	650	1,910	Legal: SCHULZE	
GIDDINGS ISD	C	650	1,910	LEEXUS OIL LLC	
				AB 140 GIBSON W	
				RRC #20151	
				.010810 Royalty Interest	
				Category: G1	
				Railroad #: 20151	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,910 in 2024 as compared to \$1,990 in 2019 is a 4.02% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		650	1,130	780	
ROAD & BRIDGE		650	1,130	780	
GIDDINGS ISD		650	1,130	780	

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	220	450	Lease: 22442 Type: REAL Owner #: 97340		
ROAD & BRIDGE	C	220	450	Legal: SCHULZE UNIT 1H		
GIDDINGS ISD	C	220	450	MAGNOLIA OIL & GAS AB 140 GIBSON W RRC #22442 .001642 Royalty Interest Category: G1 Railroad #: 22442		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$450 in 2024				as compared to \$570 in 2019 is a 21.05% decrease.		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	220		186	264		
ROAD & BRIDGE	220		186	264		
GIDDINGS ISD	220		186	264		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,500	1,920	Lease: 22486	Type: REAL	Owner #: 97340
ROAD & BRIDGE	C	1,500	1,920	Legal: TATE UNIT		
GIDDINGS ISD	C	1,500	1,920	MAGNOLIA OIL & GAS		
				AB 284 SNEED J H		
				RRC #22486		
				.005030 Royalty Interest		
				Category: G1		
				Railroad #: 22486		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,920 in 2024 as compared to \$4,720 in 2019 is a 59.32% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,500	120	1,800		
ROAD & BRIDGE		1,500	120	1,800		
GIDDINGS ISD		1,500	120	1,800		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,370	1,436	2,844		
ROAD & BRIDGE	2,370	1,436	2,844		
GIDDINGS ISD	2,370	1,436	2,844		