

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

HANNES CALVIN
1242 COUNTY ROAD 205
GIDDINGS TX 78942-4637



APPAISAL 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: 97346 1480

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	7,860	14,480	Lease: 22151	Type: REAL Owner #: 97346
ROAD & BRIDGE	C	7,860	14,480	Legal: HANNES-WERNECKE UNIT	
GIDDINGS ISD	C	7,860	14,480	MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #22151	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.036711 Royalty Interest	
HB1984: The Appraised value of \$14,480 in 2024 as compared		to \$1,590 in 2019 is a 810.69% increase.		Category: G1	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		7,860	5,048	9,432	
ROAD & BRIDGE		7,860	5,048	9,432	
GIDDINGS ISD		7,860	5,048	9,432	

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	3,920	6,070	Lease: 22443	Type: REAL	Owner #: 97346
ROAD & BRIDGE	C	3,920	6,070	Legal: LUCILLE UNIT 1		
GIDDINGS ISD	C	3,920	6,070	MAGNOLIA OIL & GAS		
				AB 329 VASHARY J		
				RRC #22443		
				.009501 Royalty Interest		
				Category: G1		
				Railroad #: 22443		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$6,070 in 2024 as compared to \$3,590 in 2019 is a 69.08% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,920	1,366	4,704		
ROAD & BRIDGE		3,920	1,366	4,704		
GIDDINGS ISD		3,920	1,366	4,704		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		2,960	580	Lease: 22512 Type: REAL Owner #: 97346	
ROAD & BRIDGE		2,960	580	Legal: FISCHER UNIT	
GIDDINGS ISD		2,960	580	MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #22512	
				.017082 Royalty Interest Category: G1 Railroad #: 22512	
HB1984: The Appraised value of \$580 in 2024			as compared to	\$7,140 in 2019 is a 91.88% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	2,960	0	580		
ROAD & BRIDGE	2,960	0	580		
GIDDINGS ISD	2,960	0	580		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	950	2,140	Lease: 24234 Type: REAL Owner #: 97346		
ROAD & BRIDGE	C	950	2,140	Legal: MOERBE 1RE		
GIDDINGS ISD	C	950	2,140	MAGNOLIA OIL & GAS AB 284 SNEED J H & 83 DELAPLA RRC #24234		
				.010897 Royalty Interest Category: G1 Railroad #: 24234		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,140 in 2024 as compared to \$290 in 2019 is a 637.93% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		950	1,000	1,140		
ROAD & BRIDGE		950	1,000	1,140		
GIDDINGS ISD		950	1,000	1,140		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	6,840	10,530	Lease: 720187	Type: REAL Owner #: 97346
ROAD & BRIDGE	C	6,840	10,530	Legal: TRAPPER UNIT 15A	
GIDDINGS ISD	C	6,840	10,530	MAGNOLIA OIL & GAS	
				AB 71 CHANEY C	
				RRC 26545	
				.063241 Royalty Interest	
				Category: G1	
				Railroad #: 26545	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$10,530 in 2024 as compared to \$14,030 in 2019 is a 24.95% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	6,840	2,322	8,208		
ROAD & BRIDGE	6,840	2,322	8,208		
GIDDINGS ISD	6,840	2,322	8,208		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	22,530	9,736	24,064		
ROAD & BRIDGE	22,530	9,736	24,064		
GIDDINGS ISD	22,530	9,736	24,064		

