

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

HARRELL MARSHALL A
12012 BEAUTYBRUSH DR
AUSTIN TX 78738



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: 97378 1507

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	1,690	2,890	Lease: 93654	Type: REAL	Owner #: 97378
ROAD & BRIDGE	C	1,690	2,890	Legal: HARRELL MARY B 3		
GIDDINGS ISD	C	1,690	2,890	MAGNOLIA OIL & GAS		
				AB 2 BEST H		
				RRC #093654		
				.041666 Royalty Interest		
				Category: G1		
				Railroad #: 93654		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,890 in 2024 as compared to \$600 in 2019 is a 381.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,690	862	2,028		
ROAD & BRIDGE		1,690	862	2,028		
GIDDINGS ISD		1,690	862	2,028		

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	80	1,410	Lease: 113312	Type: REAL	Owner #: 97378
ROAD & BRIDGE	C	80	1,410	Legal: WOLZ-BEST #2RE		
GIDDINGS ISD	C	80	1,410	MAGNOLIA OIL & GAS		
				AB 2 BEST H		
				RRC #113312		
				.014019 Royalty Interest		
				Category: G1		
				Railroad #: 113312		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,410 in 2024 as compared to \$2,050 in 2019 is a 31.22% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		80	1,314	96		
ROAD & BRIDGE		80	1,314	96		
GIDDINGS ISD		80	1,314	96		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,300	3,800	Lease: 192205	Type: REAL	Owner #: 97378
ROAD & BRIDGE	C	1,300	3,800	Legal: HARRELL "E" #1A		
GIDDINGS ISD	C	1,300	3,800	MAGNOLIA OIL & GAS		
				AB 2 BEST H		
				RRC #192205		
				.033940 Royalty Interest		
				Category: G1		
				Railroad #: 192205		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,800 in 2024 as compared to \$15,790 in 2019 is a 75.93% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,300	2,240	1,560		
ROAD & BRIDGE		1,300	2,240	1,560		
GIDDINGS ISD		1,300	2,240	1,560		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	120	340	Lease: 192205	Type: REAL	Owner #: 97378
ROAD & BRIDGE	C	120	340	Legal: HARRELL "E" #1A		
GIDDINGS ISD	C	120	340	MAGNOLIA OIL & GAS		
				AB 2 BEST H		
				RRC #192205		
				.003040 Override Royalty		
				Category: G1		
				Railroad #: 192205		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$340 in 2024 as compared to \$1,410 in 2019 is a 75.89% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		120	196	144		
ROAD & BRIDGE		120	196	144		
GIDDINGS ISD		120	196	144		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	610	1,120	Lease: 720214	Type: REAL	Owner #: 97378
ROAD & BRIDGE	C	610	1,120	Legal: ZSCHECH C UNIT W# 1H		
LEXINGTON ISD	C	610	1,120	ATLAS OPERATING LLC		
				AB 124 GIFFITH H		
				RRC 27146	LEE 10%	
				.005369 Royalty Interest		
				Category: G1		
				Railroad #: 27146		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,120 in 2024 as compared to \$750 in 2019 is a 49.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		610	388	732		
ROAD & BRIDGE		610	388	732		
LEXINGTON ISD		610	388	732		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,280	4,900	Lease: 720286	Type: REAL	Owner #: 97378
ROAD & BRIDGE	C	2,280	4,900	Legal: BUCKY BADGER W#H02BB		
GIDDINGS ISD	C	2,280	4,900	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295191		
				.000508 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		2,280	2,164	2,736		
ROAD & BRIDGE		2,280	2,164	2,736		
GIDDINGS ISD		2,280	2,164	2,736		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,700	2,720	Lease: 720287	Type: REAL	Owner #: 97378
ROAD & BRIDGE	C	1,700	2,720	Legal: BUCKY BADGER UW W#H04BB		
GIDDINGS ISD	C	1,700	2,720	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295199		
				.000508 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		1,700	680	2,040		
ROAD & BRIDGE		1,700	680	2,040		
GIDDINGS ISD		1,700	680	2,040		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	7,780	7,844	9,336		
ROAD & BRIDGE	7,780	7,844	9,336		
GIDDINGS ISD	7,170	7,456	8,604		
LEXINGTON ISD	610	388	732		

