

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

info@leecad.net

832-243-9600

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: 97449 1577
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

HENDERSON D LLOYD
%DEBRA HENDERSON
332 SAN SABA ST
MEADOWLAKES TX 78654-7009

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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 ROAD & BRIDGE GIDDINGS ISD		3,180 3,180 3,180	1,330 1,330 1,330	Lease: 8 Type: REAL Owner #: 97449 Legal: GERDES GARWOOD UNIT TRACT C1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .006902 Override Royalty Category: G1 Railroad #: 12519	
HB1984: The Appraised value of \$1,330 in 2024 as compared to \$8,620 in 2019 is a 84.57% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,180 3,180 3,180	0 0 0	1,330 1,330 1,330		

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

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,620 6,620 6,620	2,760 2,760 2,760	Lease: 9 Type: REAL Owner #: 97449 Legal: GERDES GARWOOD UNIT TRACT D2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .009219 Override Royalty Category: G1 Railroad #: 12519 HB1984: The Appraised value of \$2,760 in 2024 as compared to \$12,380 in 2019 is a 77.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,620 6,620 6,620	0 0 0	2,760 2,760 2,760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,250 4,250 4,250	1,770 1,770 1,770	Lease: 10 Type: REAL Owner #: 97449 Legal: GERDES GARWOOD UNIT TRACT E2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .009219 Override Royalty Category: G1 Railroad #: 12519 HB1984: The Appraised value of \$1,770 in 2024 as compared to \$1,150 in 2019 is a 53.91% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,250 4,250 4,250	0 0 0	1,770 1,770 1,770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	8,500 8,500 8,500	3,550 3,550 3,550	Lease: 11 Type: REAL Owner #: 97449 Legal: GERDES GARWOOD UNIT TRACT F1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .009219 Override Royalty Category: G1 Railroad #: 12519 HB1984: The Appraised value of \$3,550 in 2024 as compared to \$3,740 in 2019 is a 5.08% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	8,500 8,500 8,500	0 0 0	3,550 3,550 3,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,360 2,360 2,360	1,440 1,440 1,440	Lease: 12004 Type: REAL Owner #: 97449 Legal: TRIGGER U S OPERATING INC AB 189 LAWRENCE C RRC #12004 .006085 Override Royalty Category: G1 Railroad #: 12004 HB1984: The Appraised value of \$1,440 in 2024 as compared to \$1,390 in 2019 is a 3.60% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,360 2,360 2,360	0 0 0	1,440 1,440 1,440

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	8,970	13,120	Lease: 13659	Type: REAL	Owner #: 97449
ROAD & BRIDGE	C	8,970	13,120	Legal: SELMA 1RE		
DIME BOX ISD	C	8,970	13,120	U S OPERATING INC		
				AB 81 DOBBINS J		
				RRC #13659		
				.009219 Override Royalty		
				Category: G1		
				Railroad #: 13659		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$13,120 in 2024 as compared to \$13,250 in 2019 is a .98% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		8,970	2,356	10,764		
ROAD & BRIDGE		8,970	2,356	10,764		
DIME BOX ISD		8,970	2,356	10,764		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	700	990	Lease: 13988	Type: REAL	Owner #: 97449
ROAD & BRIDGE	C	700	990	Legal: BIRDIE #1RE		
DIME BOX ISD	C	700	990	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #13988		
				.001982 Override Royalty		
				Category: G1		
				Railroad #: 13988		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$990 in 2024 as compared to \$2,360 in 2019 is a 58.05% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		700	150	840		
ROAD & BRIDGE		700	150	840		
DIME BOX ISD		700	150	840		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	770	3,840	Lease: 14903	Type: REAL	Owner #: 97449
ROAD & BRIDGE	C	770	3,840	Legal: GERDES-BREDTHAUER -1-		
GIDDINGS ISD	C	770	3,840	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #14903		
				.008400 Override Royalty		
				Category: G1		
				Railroad #: 14903		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,840 in 2024 as compared to \$4,480 in 2019 is a 14.29% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		770	2,916	924		
ROAD & BRIDGE		770	2,916	924		
GIDDINGS ISD		770	2,916	924		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,520 2,520 2,520	1,580 1,580 1,580	Lease: 15651 Type: REAL Owner #: 97449 Legal: PATRICIA UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #15651 .002293 Override Royalty Category: G1 Railroad #: 15651 HB1984: The Appraised value of \$1,580 in 2024 as compared to \$2,220 in 2019 is a 28.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,520 2,520 2,520	0 0 0	1,580 1,580 1,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 460 C 460 C 460	1,090 1,090 1,090	Lease: 16116 Type: REAL Owner #: 97449 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116 .002552 Override Royalty Category: G1 Railroad #: 16116 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,090 in 2024 as compared to \$1,320 in 2019 is a 17.42% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	460 460 460	538 538 538	552 552 552

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 970 C 970 C 970	1,960 1,960 1,960	Lease: 19745 Type: REAL Owner #: 97449 Legal: VICKI -1A- U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL .002887 Override Royalty Category: G1 Railroad #: 19745 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,960 in 2024 as compared to \$2,830 in 2019 is a 30.74% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	970 970 970	796 796 796	1,164 1,164 1,164

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	710 710 710	740 740 740	Lease: 20529 Type: REAL Owner #: 97449 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .002489 Override Royalty Category: G1 Railroad #: 20529 HB1984: The Appraised value of \$740 in 2024 as compared to \$790 in 2019 is a 6.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	710 710 710	0 0 0	740 740 740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 2,910 C 2,910 C 2,910	5,140 5,140 5,140	Lease: 22223 Type: REAL Owner #: 97449 Legal: RAPPAPORT UNIT MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22223 .003192 Override Royalty Category: G1 Railroad #: 22223 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$5,140 in 2024 as compared to \$2,170 in 2019 is a 136.87% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,910 2,910 2,910	1,648 1,648 1,648	3,492 3,492 3,492

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	590 590 590	580 580 580	Lease: 23071 Type: REAL Owner #: 97449 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .001536 Override Royalty Category: G1 Railroad #: 23071 HB1984: The Appraised value of \$580 in 2024 as compared to \$480 in 2019 is a 20.83% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	590 590 590	0 0 0	580 580 580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,600 5,600 5,600	5,660 5,660 5,660	Lease: 23856 Type: REAL Owner #: 97449 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856 .008254 Override Royalty Category: G1 Railroad #: 23856 HB1984: The Appraised value of \$5,660 in 2024 as compared to \$4,810 in 2019 is a 17.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,600 5,600 5,600	0 0 0	5,660 5,660 5,660

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	530	930	Lease: 75992	Type: REAL	Owner #: 97449
ROAD & BRIDGE	C	530	930	Legal: TISH #2		
GIDDINGS ISD	C	530	930	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #75992		
				.009219 Override Royalty		
				Category: G1		
				Railroad #: 75992		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$930 in 2024 as compared to \$960 in 2019 is a 3.13% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		530	294	636		
ROAD & BRIDGE		530	294	636		
GIDDINGS ISD		530	294	636		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	790	12,040	Lease: 89602	Type: REAL	Owner #: 97449
ROAD & BRIDGE	C	790	12,040	Legal: GERDES GARWOOD G-1		
DIME BOX ISD	C	790	12,040	MAGNOLIA OIL & GAS		
				AB 189 LAWRENCE C		
				RRC #089602		
				.009219 Override Royalty		
				Category: G1		
				Railroad #: 89602		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$12,040 in 2024 as compared to \$2,850 in 2019 is a 322.46% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		790	11,092	948		
ROAD & BRIDGE		790	11,092	948		
DIME BOX ISD		790	11,092	948		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	4,270	9,170	Lease: 720286	Type: REAL	Owner #: 97449
ROAD & BRIDGE	C	4,270	9,170	Legal: BUCKY BADGER W#H02BB		
GIDDINGS ISD	C	4,270	9,170	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295191		
				.000951 Override Royalty		
				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		4,270	4,046	5,124		
ROAD & BRIDGE		4,270	4,046	5,124		
GIDDINGS ISD		4,270	4,046	5,124		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,190	5,100	Lease: 720287	Type: REAL	Owner #: 97449
ROAD & BRIDGE	C	3,190	5,100	Legal: BUCKY BADGER UW W#H04BB		
GIDDINGS ISD	C	3,190	5,100	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295199		
				.000951 Override Royalty		
				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		3,190	1,272	3,828		
ROAD & BRIDGE		3,190	1,272	3,828		
GIDDINGS ISD		3,190	1,272	3,828		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	57,890	25,108	47,682		
ROAD & BRIDGE	57,890	25,108	47,682		
GIDDINGS ISD	25,260	11,510	21,250		
DIME BOX ISD	32,630	13,598	26,432		

