

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

HERRING JULIA BURGIN  
PO BOX 648  
BUENA VISTA      GA 31803-0648



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:                                97481                    1601

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	520	25,400	Lease: 720233	Type: REAL	Owner #: 97481
ROAD & BRIDGE	C	520	25,400	Legal: DUNKIN UNIT W#H020B		
GIDDINGS ISD	C	520	25,400	MAGNOLIA OIL & GAS		
				AB 384 POPPNOE J	94%LEE	
				RRC 27708	6%WASH	Agent: 880
				.000371 Royalty Interest		
				Category: G1		
				Railroad #: 27708		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$25,400 in 2024 as compared to \$3,970 in 2019 is a 539.80% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		520	24,776	624		
ROAD & BRIDGE		520	24,776	624		
GIDDINGS ISD		520	24,776	624		

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 ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	13,470 13,470 13,470	11,990 11,990 11,990	Lease: 720281 Type: REAL Owner #: 97481 Legal: LONIE MAE A W#2H LEEXUS OIL LLC AB 352 WILKERSON W 88%LEE RRC 28022 12%WAS Agent: 880  .001069 Royalty Interest Category: G1 Railroad #: 28022
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	13,470 13,470 13,470	0 0 0	11,990 11,990 11,990

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		3,850 3,850 3,850	Lease: 720296 Type: REAL Owner #: 97481 Legal: SPARKY W#H01SS MAGNOLIA OIL & GAS AB 165 DEWITT G LEE@73% RRC 28079 FAY@9%/WAS@18% Agent: 880  .000234 Royalty Interest Category: G1 Railroad #: 28079
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	3,850 3,850 3,850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		2,550 2,550 2,550	Lease: 720297 Type: REAL Owner #: 97481 Legal: SUNDEVIL W#H03SS MAGNOLIA OIL & GAS AB 165 DEWITT G LEE@73% API 149.33548 FAY@9%/WAS@18% Agent: 880  .000226 Royalty Interest Category: G1 Railroad #: 28102
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	2,550 2,550 2,550

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	13,990 13,990 13,990	24,776 24,776 24,776	19,014 19,014 19,014		