

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

HUDETTS BARBARA LIFE ESTATE
1461 COUNTY ROAD 127
LEDBETTER TX 78946-7147



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: 97619 1701
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		10,050	8,020	Lease: 22560 Type: REAL Owner #: 97619	
ROAD & BRIDGE		10,050	8,020	Legal: MASSEY	
GIDDINGS ISD		10,050	8,020	MAGNOLIA OIL & GAS AB 114 FOLLENSBEE A RRC #22560 .013994 Royalty Interest Category: G1 Railroad #: 22560	
HB1984: The Appraised value of \$8,020 in 2024 as compared to \$2,920 in 2019 is a 174.66% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	10,050	0	8,020		
ROAD & BRIDGE	10,050	0	8,020		
GIDDINGS ISD	10,050	0	8,020		

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	C	1,750	3,870	Lease: 22785	Type: REAL	Owner #: 97619
ROAD & BRIDGE	C	1,750	3,870	Legal: PARRISH 4-H		
GIDDINGS ISD	C	1,750	3,870	MAGNOLIA OIL & GAS		
				AB 180 JOHNSON W		
				RRC #22785		
				.021875 Royalty Interest		
				Category: G1		
				Railroad #: 22785		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,870 in 2024 as compared to \$2,760 in 2019 is a 40.22% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	1,750	1,770	2,100			
ROAD & BRIDGE	1,750	1,770	2,100			
GIDDINGS ISD	1,750	1,770	2,100			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20	50	Lease: 175091	Type: REAL	Owner #: 97619
ROAD & BRIDGE	C	20	50	Legal: ROST UNIT #1RE		
GIDDINGS ISD	C	20	50	MAGNOLIA OIL & GAS		
				AB 387 STANLEY S J		
				RRC #175091		
				.012969 Royalty Interest		
				Category: G1		
				Railroad #: 175091		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$50 in 2024 as compared to \$620 in 2019 is a 91.94% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	20	26	24			
ROAD & BRIDGE	20	26	24			
GIDDINGS ISD	20	26	24			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		4,840	4,530	Lease: 720188	Type: REAL	Owner #: 97619
ROAD & BRIDGE		4,840	4,530	Legal: ROST-MANN CO-OP UNIT		
GIDDINGS ISD		4,840	4,530	MAGNOLIA OIL & GAS		
				AB 180 JOHNSON W		
				RRC 26749 DP 782791		
				.006485 Royalty Interest		
				Category: G1		
				Railroad #: 26749		
HB1984: The Appraised value of \$4,530 in 2024 as compared to \$6,930 in 2019 is a 34.63% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	4,840	0	4,530			
ROAD & BRIDGE	4,840	0	4,530			
GIDDINGS ISD	4,840	0	4,530			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	16,660	1,796	14,674		
ROAD & BRIDGE	16,660	1,796	14,674		
GIDDINGS ISD	16,660	1,796	14,674		