

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

HUFF CEDRIC
85 OAK HOLLOW DR
OAKLAND TN 38060-5278



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: 97632 1711

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 ROAD & BRIDGE DIME BOX ISD					

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	30	120	Lease: 19265	Type: REAL	Owner #: 97632
ROAD & BRIDGE	C	30	120	Legal: MCFARLAND		
GIDDINGS ISD	C	30	120	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC #19265		
				.000972 Royalty Interest		
				Category: G1		
				Railroad #: 19265		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$120 in 2024 as compared to \$60 in 2019 is a 100.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	84	36		
ROAD & BRIDGE		30	84	36		
GIDDINGS ISD		30	84	36		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		590	360	Lease: 23321	Type: REAL	Owner #: 97632
ROAD & BRIDGE		590	360	Legal: LAWRENCE UNIT		
DIME BOX ISD	G	240	150	MAGNOLIA OIL & GAS		
GIDDINGS ISD		350	210	AB 207 MANCHA J F		
				RRC #23321		
				.000300 Royalty Interest		
				Category: G1		
				Railroad #: 23321		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$360 in 2024 as compared to \$320 in 2019 is a 12.50% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		590	0	360		
ROAD & BRIDGE		590	0	360		
DIME BOX ISD		0	150	0		
GIDDINGS ISD		350	0	210		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		150	100	Lease: 23321	Type: REAL	Owner #: 97632
ROAD & BRIDGE		150	100	Legal: LAWRENCE UNIT		
DIME BOX ISD	G	70	40	MAGNOLIA OIL & GAS		
GIDDINGS ISD		90	60	AB 207 MANCHA J F		
				RRC #23321		
				.000060 Override Royalty		
				Category: G1		
				Railroad #: 23321		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$100 in 2024 as compared to \$80 in 2019 is a 25.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		150	0	100		
ROAD & BRIDGE		150	0	100		
DIME BOX ISD		0	40	0		
GIDDINGS ISD		90	0	60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 100	110 110 110	Lease: 103617 Type: REAL Owner #: 97632 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000123 Royalty Interest Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$110 in 2024 as compared to \$70 in 2019 is a 57.14% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 100	0 0 0	110 110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 70 C 70 C 70	180 180 180	Lease: 148761 Type: REAL Owner #: 97632 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761 .002320 Royalty Interest Category: G1 Railroad #: 148761 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$180 in 2024 as compared to \$10 in 2019 is a 1700.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	96 96 96	84 84 84

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 400 C 400 C 400	620 620 620	Lease: 720288 Type: REAL Owner #: 97632 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190 .000128 Royalty Interest Category: G1 Railroad #: 295190 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	400 400 400	140 140 140	480 480 480

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,430	320	1,270		
ROAD & BRIDGE	1,430	320	1,270		
DIME BOX ISD	0	290	0		
GIDDINGS ISD	1,040	320	980		

