

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 DELEON JR
14114 WHITE HEATHER DR
HOUSTON TX 77045-5629



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: 97636 1713
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	420 420 420	480 480 480	Lease: 13388 Type: REAL Owner #: 97636 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .002602 Royalty Interest Category: G1 Railroad #: 13388 HB1984: The Appraised value of \$480 in 2024 as compared to \$1,120 in 2019 is a 57.14% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	420 420 420	0 0 0	480 480 480

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	150	590	Lease: 19265	Type: REAL	Owner #: 97636
ROAD & BRIDGE	C	150	590	Legal: MCFARLAND		
GIDDINGS ISD	C	150	590	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC #19265		
				.004861 Royalty Interest		
				Category: G1		
				Railroad #: 19265		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$590 in 2024 as compared to \$280 in 2019 is a 110.71% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		150	410	180		
ROAD & BRIDGE		150	410	180		
GIDDINGS ISD		150	410	180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,950	1,810	Lease: 23321	Type: REAL	Owner #: 97636
ROAD & BRIDGE		2,950	1,810	Legal: LAWRENCE UNIT		
DIME BOX ISD		1,170	720	MAGNOLIA OIL & GAS		
GIDDINGS ISD		1,770	1,080	AB 207 MANCHA J F		
				RRC #23321		
				.001500 Royalty Interest		
				Category: G1		
				Railroad #: 23321		
HB1984: The Appraised value of \$1,810 in 2024 as compared to \$1,630 in 2019 is a 11.04% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,950	0	1,810		
ROAD & BRIDGE		2,950	0	1,810		
DIME BOX ISD		1,170	0	720		
GIDDINGS ISD		1,770	0	1,080		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		760	460	Lease: 23321	Type: REAL	Owner #: 97636
ROAD & BRIDGE		760	460	Legal: LAWRENCE UNIT		
DIME BOX ISD		300	190	MAGNOLIA OIL & GAS		
GIDDINGS ISD		460	280	AB 207 MANCHA J F		
				RRC #23321		
				.000297 Override Royalty		
				Category: G1		
				Railroad #: 23321		
HB1984: The Appraised value of \$460 in 2024 as compared to \$420 in 2019 is a 9.52% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		760	0	460		
ROAD & BRIDGE		760	0	460		
DIME BOX ISD		300	0	190		
GIDDINGS ISD		460	0	280		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	500 500 500	530 530 530	Lease: 103617 Type: REAL Owner #: 97636 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000613 Royalty Interest Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$530 in 2024 as compared to \$360 in 2019 is a 47.22% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	500 500 500	0 0 0	530 530 530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 390 C 390 C 390	1,020 1,020 1,020	Lease: 148761 Type: REAL Owner #: 97636 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761 .013468 Royalty Interest Category: G1 Railroad #: 148761 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,020 in 2024 as compared to \$60 in 2019 is a 1600.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	390 390 390	552 552 552	468 468 468

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 2,160 C 2,160 C 2,160	3,390 3,390 3,390	Lease: 720288 Type: REAL Owner #: 97636 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190 .000697 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	2,160 2,160 2,160	798 798 798	2,592 2,592 2,592

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	7,330	1,760	6,520		
ROAD & BRIDGE	7,330	1,760	6,520		
DIME BOX ISD	1,890	0	1,390		
GIDDINGS ISD	5,430	1,760	5,130		

