

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 KEITH  
7901 VARCELLA TRL  
AUSTIN TX 78729-8028



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: 97648 1715  
  
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                   G	90 90 90	100 100 100	Lease: 13388   Type: REAL   Owner #: 97648 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .000520 Royalty Interest Category: G1 Railroad #: 13388  Agent: 880
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$100 in 2024 as compared to \$220 in 2019 is a 54.55% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 0	0 0 100	100 100 0

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 #: 97648
ROAD & BRIDGE	C	30	120	Legal: MCFARLAND	
GIDDINGS ISD	G C	30	120	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265	Agent: 880
Deductions:		(G)=LESS THAN \$500 MIN INT (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		0	120	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		590	360	Lease: 23321	Type: REAL Owner #: 97648
ROAD & BRIDGE		590	360	Legal: LAWRENCE UNIT	
DIME BOX ISD	G	240	150	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321	Agent: 880
GIDDINGS ISD	G	350	210	.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		0	210	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		150	100	Lease: 23321	Type: REAL Owner #: 97648
ROAD & BRIDGE		150	100	Legal: LAWRENCE UNIT	
DIME BOX ISD	G	70	40	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321	Agent: 880
GIDDINGS ISD	G	90	60	.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		0	60	0	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD                    G	100 100 100	110 110 110	Lease: 103617    Type: REAL    Owner #: 97648 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000123 Royalty Interest Category: G1 Railroad #: 103617  Agent: 880
Deductions: (G)=LESS THAN \$500 MIN INT 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 0	0 0 110	110 110 0

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 DIME BOX ISD GIDDINGS ISD	960 960 0 0	84 84 290 500	706 706 0 0		

