

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

JERVIS CHRISTINE DYER
PO BOX 212
LEDBETTER TX 78946-0212



APPAISAL 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: 97817 1853

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPAISAL 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	5,220	9,140	Lease: 15	Type: REAL	Owner #: 97817
ROAD & BRIDGE	C	5,220	9,140	Legal: SACKS SYLVIA UNIT W#4RE		
GIDDINGS ISD	C	5,220	9,140	MAGNOLIA OIL & GAS		
				AB 149 HINDS T S		
				RRC 20800 UNIT 9920800		
				.012319 Royalty Interest		
				Category: G1		
				Railroad #: 20800		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$9,140 in 2024 as compared to \$2,960 in 2019 is a 208.78% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		5,220	2,876	6,264		
ROAD & BRIDGE		5,220	2,876	6,264		
GIDDINGS ISD		5,220	2,876	6,264		

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	720 720 720	300 300 300	Lease: 14626 Type: REAL Owner #: 97817 Legal: LALLINGER E MICHAEL MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626 .007811 Royalty Interest Category: G1 Railroad #: 14626 HB1984: The Appraised value of \$300 in 2024 as compared to \$630 in 2019 is a 52.38% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	720 720 720	0 0 0	300 300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 150 C 150 C 150	2,960 2,960 2,960	Lease: 14971 Type: REAL Owner #: 97817 Legal: GUELKER UNIT F -M- MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971 .005661 Royalty Interest Category: G1 Railroad #: 14971 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,960 in 2024 as compared to \$3,290 in 2019 is a 10.03% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	2,780 2,780 2,780	180 180 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	C 14,710 C 14,710 C 11,770 C 2,940	19,410 19,410 15,530 3,880	Lease: 16158 Type: REAL Owner #: 97817 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158 .015625 Royalty Interest Category: G1 Railroad #: 16158 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$19,410 in 2024 as compared to \$15,590 in 2019 is a 24.50% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	14,710 14,710 11,770 2,940	1,758 1,758 1,406 352	17,652 17,652 14,124 3,528

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,410	4,670	Lease: 17123	Type: REAL	Owner #: 97817
ROAD & BRIDGE	C	3,410	4,670	Legal: STUERMER E P "A"		
GIDDINGS ISD	C	3,410	4,670	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC #17123		
				.031250 Royalty Interest		
				Category: G1		
				Railroad #: 17123		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$4,670 in 2024 as compared to \$11,730 in 2019 is a 60.19% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,410	578	4,092		
ROAD & BRIDGE		3,410	578	4,092		
GIDDINGS ISD		3,410	578	4,092		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	750	1,330	Lease: 22538	Type: REAL	Owner #: 97817
ROAD & BRIDGE	C	750	1,330	Legal: SYLVIA		
GIDDINGS ISD	C	750	1,330	MAGNOLIA OIL & GAS		
				AB 196 LAVERMAN L		
				RRC #22538		
				.027535 Royalty Interest		
				Category: G1		
				Railroad #: 22538		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,330 in 2024 as compared to \$9,810 in 2019 is a 86.44% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		750	430	900		
ROAD & BRIDGE		750	430	900		
GIDDINGS ISD		750	430	900		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		21,890	8,940	Lease: 22589	Type: REAL	Owner #: 97817
ROAD & BRIDGE		21,890	8,940	Legal: BRENDA		
GIDDINGS ISD		21,890	8,940	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC #22589		
				.026141 Royalty Interest		
				Category: G1		
				Railroad #: 22589		
HB1984: The Appraised value of \$8,940 in 2024 as compared to \$17,440 in 2019 is a 48.74% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		21,890	0	8,940		
ROAD & BRIDGE		21,890	0	8,940		
GIDDINGS ISD		21,890	0	8,940		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,530	2,950	Lease: 83554	Type: REAL	Owner #: 97817
ROAD & BRIDGE	C	1,530	2,950	Legal: HAWN		
GIDDINGS ISD	C	1,530	2,950	LEEXUS OIL LLC		
				AB 207 MANCHA J F		
				RRC #083554		
				.031250 Royalty Interest		
				Category: G1		
				Railroad #: 26011		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,950 in 2024 as compared to \$2,080 in 2019 is a 41.83% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,530	1,114	1,836		
ROAD & BRIDGE		1,530	1,114	1,836		
GIDDINGS ISD		1,530	1,114	1,836		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		730	670	Lease: 107539	Type: REAL	Owner #: 97817
ROAD & BRIDGE		730	670	Legal: TWO FINGERS -A- #2		
GIDDINGS ISD		730	670	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #107539		
				.010956 Royalty Interest		
				Category: G1		
				Railroad #: 107539		
HB1984: The Appraised value of \$670 in 2024 as compared to \$1,560 in 2019 is a 57.05% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		730	0	670		
ROAD & BRIDGE		730	0	670		
GIDDINGS ISD		730	0	670		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		12,380	7,980	Lease: 108671	Type: REAL	Owner #: 97817
ROAD & BRIDGE		12,380	7,980	Legal: LOU-ANN #1-RE		
GIDDINGS ISD		12,380	7,980	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC 26008		
				.009859 Royalty Interest		
				Category: G1		
				Railroad #: 26008		
HB1984: The Appraised value of \$7,980 in 2024 as compared to \$9,420 in 2019 is a 15.29% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		12,380	0	7,980		
ROAD & BRIDGE		12,380	0	7,980		
GIDDINGS ISD		12,380	0	7,980		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		7,490	1,410	Lease: 222130	Type: REAL	Owner #: 97817
ROAD & BRIDGE		7,490	1,410	Legal: DODIE 1RE		
GIDDINGS ISD		7,490	1,410	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #222130		
				.031250 Royalty Interest		
				Category: G1		
				Railroad #: 222130		
HB1984: The Appraised value of \$1,410 in 2024 as compared to \$6,120 in 2019 is a 76.96% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		7,490	0	1,410		
ROAD & BRIDGE		7,490	0	1,410		
GIDDINGS ISD		7,490	0	1,410		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	19,840	56,790	Lease: 720231	Type: REAL Owner #: 97817
ROAD & BRIDGE	C	19,840	56,790	Legal: COCCOLITH A 1H	
GIDDINGS ISD	C	19,840	56,790	MATRIX PETROLEUM LLC	
CUMMINGS CREEK	C	19,840	56,790	AB 314 TRYON W	
				RRC 27518 DP 840502	
				.031250 Royalty Interest	
				Category: G1	
				Railroad #: 27518	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$56,790 in 2024 as compared to \$171,420 in 2019 is a 66.87% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	19,840	32,982	23,808		
ROAD & BRIDGE	19,840	32,982	23,808		
GIDDINGS ISD	19,840	32,982	23,808		
CUMMINGS CREEK	19,840	32,982	23,808		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	35,600	54,390	Lease: 720232	Type: REAL Owner #: 97817
ROAD & BRIDGE	C	35,600	54,390	Legal: MOLLUSC A 1H	
GIDDINGS ISD	C	35,600	54,390	MATRIX PETROLEUM LLC	
CUMMINGS CREEK	C	35,600	54,390	AB 314 TRYON W	
				RRC 27504 DP 840503	
				.031250 Royalty Interest	
				Category: G1	
				Railroad #: 27504	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$54,390 in 2024 as compared to \$179,570 in 2019 is a 69.71% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	35,600	11,670	42,720		
ROAD & BRIDGE	35,600	11,670	42,720		
GIDDINGS ISD	35,600	11,670	42,720		
CUMMINGS CREEK	35,600	11,670	42,720		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		300	250	Lease: 720259	Type: REAL Owner #: 97817
ROAD & BRIDGE		300	250	Legal: STATLER	
GIDDINGS ISD		300	250	PALEO OIL COMPANY	
CUMMINGS CREEK		210	180	AB 165 DEWITT G LEE@23%	
				RRC 22161	FAY@77%
				.000531 Royalty Interest	
				Category: G1	
				Railroad #: 22161	
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	300	0	250		
ROAD & BRIDGE	300	0	250		
GIDDINGS ISD	300	0	250		
CUMMINGS CREEK	210	0	180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,160	2,690	Lease: 720268	Type: REAL	Owner #: 97817
ROAD & BRIDGE	C	2,160	2,690	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	2,160	2,690	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.000172 Royalty Interest		
				Category: G1		
				Railroad #:	27973	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,160	98	2,592		
ROAD & BRIDGE		2,160	98	2,592		
GIDDINGS ISD		2,160	98	2,592		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,110	1,910	Lease: 720269	Type: REAL	Owner #: 97817
ROAD & BRIDGE		2,110	1,910	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		2,110	1,910	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.000172 Royalty Interest		
				Category: G1		
				Railroad #:	27974	
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,110	0	1,910		
ROAD & BRIDGE		2,110	0	1,910		
GIDDINGS ISD		2,110	0	1,910		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	2,140	3,300	Lease: 720270	Type: REAL	Owner #: 97817
ROAD & BRIDGE	C	2,140	3,300	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	2,140	3,300	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.000172 Royalty Interest		
				Category: G1		
				Railroad #:	27975	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,140	732	2,568		
ROAD & BRIDGE		2,140	732	2,568		
GIDDINGS ISD		2,140	732	2,568		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	250 250 250	230 230 230	Lease: 720284 Type: REAL Owner #: 97817 Legal: ZION LODGE W#H012N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@38% RRC 28092 WASH@62% .000053 Royalty Interest Category: G1 Railroad #: 28092		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	0 0 0	230 230 230		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	430 430 430	340 340 340	Lease: 720285 Type: REAL Owner #: 97817 Legal: ZION RIVER W#H032N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@46% RRC 28093 WASH@54% .000053 Royalty Interest Category: G1 Railroad #: 28093		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	430 430 430	0 0 0	340 340 340		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	5,590 5,590 5,590	8,780 8,780 8,780	Lease: 720288 Type: REAL Owner #: 97817 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190 .001803 Royalty Interest Category: G1 Railroad #: 295190		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,590 5,590 5,590	2,072 2,072 2,072	6,708 6,708 6,708		

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 DIME BOX ISD CUMMINGS CREEK	137,400 137,400 125,630 11,770 55,650	57,090 57,090 55,684 1,406 44,652	131,350 131,350 117,226 14,124 66,708		

