

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

J HIRAM MOORE LTD
% DMS & COMPANY
PO BOX 5677
ABILENE TX 79608-5677



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: 104589 1766 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	100	130	Lease: 12880 Type: REAL Owner #: 104589
ROAD & BRIDGE	C	100	130	Legal: STACEY LEE
DIME BOX ISD	C	100	130	U S OPERATING INC AB 296 SHELBOURN J A RRC #12880
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Agent: 198
HB1984: The Appraised value of \$130 in 2024 as compared to \$60 in 2019 is a 116.67% increase.				.000130 Royalty Interest Category: G1 Railroad #: 12880
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	100	10	120	
ROAD & BRIDGE	100	10	120	
DIME BOX ISD	100	10	120	

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	270	340	Lease: 13939	Type: REAL	Owner #: 104589
ROAD & BRIDGE	C	270	340	Legal: MARGARET IRE & 2		
DIME BOX ISD	C	270	340	U S OPERATING INC		
				AB 296 SHELBOURN J A		
				RRC #13939		
					Agent: 198	
				.000391 Royalty Interest		
				Category: G1		
				Railroad #: 13939		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$340 in 2024 as compared to \$120 in 2019 is a 183.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		270	16	324		
ROAD & BRIDGE		270	16	324		
DIME BOX ISD		270	16	324		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		150	70	Lease: 15403	Type: REAL	Owner #: 104589
ROAD & BRIDGE		150	70	Legal: MILDRED		
DIME BOX ISD		150	70	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #15403		
					Agent: 198	
				.000320 Royalty Interest		
				Category: G1		
				Railroad #: 15403		
HB1984: The Appraised value of \$70 in 2024 as compared to \$110 in 2019 is a 36.36% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		150	0	70		
ROAD & BRIDGE		150	0	70		
DIME BOX ISD		150	0	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		220	190	Lease: 25568	Type: REAL	Owner #: 104589
ROAD & BRIDGE		220	190	Legal: JANE #1		
DIME BOX ISD		220	190	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #25568		
					Agent: 198	
				.000390 Royalty Interest		
				Category: G1		
				Railroad #: 25568		
HB1984: The Appraised value of \$190 in 2024 as compared to \$140 in 2019 is a 35.71% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		220	0	190		
ROAD & BRIDGE		220	0	190		
DIME BOX ISD		220	0	190		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		360	380	Lease: 103617	Type: REAL	Owner #: 104589
ROAD & BRIDGE		360	380	Legal: STRANGER T UNIT 4		
GIDDINGS ISD	G	360	380	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #103617		
					Agent: 198	
				.000443 Override Royalty		
				Category: G1		
				Railroad #: 103617		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$380 in 2024 as compared to \$260 in 2019 is a 46.15% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		360	0	380		
ROAD & BRIDGE		360	0	380		
GIDDINGS ISD		0	380	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	10	70	Lease: 696486	Type: REAL Owner #: 104589
ROAD & BRIDGE	C	10	70	Legal: IRENE #1	
DIME BOX ISD	C	10	70	U S OPERATING INC	
				AB 22 WALLACE J Y	
				RRC #25761	
					Agent: 198
				.000391 Royalty Interest	
				Category: G1	
				Railroad #: 25761	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$70 in 2024 as compared to \$70 in 2019 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	10	58	12		
ROAD & BRIDGE	10	58	12		
DIME BOX ISD	10	58	12		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		300	310	Lease: 720204	Type: REAL Owner #: 104589
ROAD & BRIDGE		300	310	Legal: YEGUA CREEK RANCH	
DIME BOX ISD		300	310	WILDFIRE ENERGY OPER	
				AB 22 WALLACE J Y	
				RRC 27071 DP 802066	
					Agent: 198
				.000115 Royalty Interest	
				Category: G1	
				Railroad #: 27071	
HB1984: The Appraised value of \$310 in 2024 as compared to \$390 in 2019 is a 20.51% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	300	0	310		
ROAD & BRIDGE	300	0	310		
DIME BOX ISD	300	0	310		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,410	84	1,406		
ROAD & BRIDGE	1,410	84	1,406		
DIME BOX ISD	1,050	84	1,026		
GIDDINGS ISD	0	380	0		

