

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

ANDRES LARRY
1280 COUNTY ROAD 430
DIME BOX TX 77853-5172



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:	104610 91
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	C	4,420	9,400	Lease: 1	Type: REAL Owner #: 104610
ROAD & BRIDGE	C	4,420	9,400	Legal: ANMAR UNIT TRACT 3	
DIME BOX ISD	C	4,420	9,400	ERNEST OPERATING CO	
				AB 3 BIRD T	
				RRC #19827 TRACT 3 50%	
				.051679 Royalty Interest	
				Category: G1	
				Railroad #: 19827	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$9,400 in 2024 as compared to \$8,630 in 2019 is a 8.92% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		4,420	4,096	5,304	
ROAD & BRIDGE		4,420	4,096	5,304	
DIME BOX ISD		4,420	4,096	5,304	

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	4,420	9,400	Lease: 19827	Type: REAL	Owner #: 104610
ROAD & BRIDGE	C	4,420	9,400	Legal: ANMAR UNIT TRACT 1		
DIME BOX ISD	C	4,420	9,400	ERNEST OPERATING CO		
				AB 3 BIRD T		
				RRC #19827 TRACT 1 50%		
				.051679 Royalty Interest		
				Category: G1		
				Railroad #: 19827		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$9,400 in 2024 as compared to \$8,630 in 2019 is a 8.92% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	4,420	4,096	5,304			
ROAD & BRIDGE	4,420	4,096	5,304			
DIME BOX ISD	4,420	4,096	5,304			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	630	22,410	Lease: 20089	Type: REAL	Owner #: 104610
ROAD & BRIDGE	C	630	22,410	Legal: MARMO UNIT 2A		
DIME BOX ISD	C	630	22,410	ERNEST OPERATING CO		
				AB 313 TAYLOR J B		
				RRC 20089		
				.060572 Royalty Interest		
				Category: G1		
				Railroad #: 20089		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$22,410 in 2024 as compared to \$210 in 2019 is a 10571.43% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	630	21,654	756			
ROAD & BRIDGE	630	21,654	756			
DIME BOX ISD	630	21,654	756			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	100	280	Lease: 114484	Type: REAL	Owner #: 104610
ROAD & BRIDGE	C	100	280	Legal: DUBE WALTER #1		
DIME BOX ISD	C	100	280	LINDOW OIL & GAS LLC		
				AB 1 AUSTIN S F		
				RRC #114484		
				.031250 Royalty Interest		
				Category: G1		
				Railroad #: 114484		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$280 in 2024 as compared to \$2,570 in 2019 is a 89.11% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	100	160	120			
ROAD & BRIDGE	100	160	120			
DIME BOX ISD	100	160	120			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	9,570	30,006	11,484		
ROAD & BRIDGE	9,570	30,006	11,484		
DIME BOX ISD	9,570	30,006	11,484		