

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

info@leecad.net

832-243-9600

JOHNSON BARBARA A
24000 EAST TANSY DR
AURORA CO 80016-7864



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: 106147 1862
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		10 10 10	Lease: 12548 Type: REAL Owner #: 106147 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548 .000206 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$10 in 2024 as compared to \$20 in 2019 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	0	0	10
ROAD & BRIDGE	0	0	10
DIME BOX ISD	0	0	10

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 ROAD & BRIDGE DIME BOX ISD	890 890 890	520 520 520	Lease: 13047 Type: REAL Owner #: 106147 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047 .000708 Override Royalty Category: G1 Railroad #: 13047 HB1984: The Appraised value of \$520 in 2024 as compared to \$610 in 2019 is a 14.75% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	890 890 890	0 0 0	520 520 520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C DIME BOX ISD C	100 100 100	140 140 140	Lease: 13988 Type: REAL Owner #: 106147 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988 .000288 Override Royalty Category: G1 Railroad #: 13988 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$140 in 2024 as compared to \$340 in 2019 is a 58.82% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	100 100 100	20 20 20	120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	10 10 10	Lease: 14620 Type: REAL Owner #: 106147 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620 .000009 Override Royalty Category: G1 Railroad #: 14620 HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	10 10 10	Lease: 16728 Type: REAL Owner #: 106147 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728 .000039 Override Royalty Category: G1 Railroad #: 16728 HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	10	90	Lease: 17468	Type: REAL	Owner #: 106147
ROAD & BRIDGE	C	10	90	Legal: MAXYE #1-RE		
GIDDINGS ISD	C	10	90	U S OPERATING INC		
				AB 207 MANCHA J F & 189 LAWRE		
				RRC #17468		
				.000540 Override Royalty		
				Category: G1		
				Railroad #: 17468		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$90 in 2024 as compared to \$60 in 2019 is a 50.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	78	12		
ROAD & BRIDGE		10	78	12		
GIDDINGS ISD		10	78	12		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		10	10	Lease: 20529	Type: REAL	Owner #: 106147
ROAD & BRIDGE		10	10	Legal: JENSEN		
DIME BOX ISD		10	10	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #20529		
				.000048 Override Royalty		
				Category: G1		
				Railroad #: 20529		
HB1984: The Appraised value of \$10 in 2024 as compared to \$20 in 2019 is a 50.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	0	10		
ROAD & BRIDGE		10	0	10		
DIME BOX ISD		10	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		110	110	Lease: 23071	Type: REAL	Owner #: 106147
ROAD & BRIDGE		110	110	Legal: FLORENCE UNIT		
DIME BOX ISD		110	110	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #23071		
				.000246 Override Royalty		
				Category: G1		
				Railroad #: 23071		
HB1984: The Appraised value of \$110 in 2024 as compared to \$90 in 2019 is a 22.22% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		110	0	110		
ROAD & BRIDGE		110	0	110		
DIME BOX ISD		110	0	110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	250 250 80 170	200 200 70 130	Lease: 23160 Type: REAL Owner #: 106147 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .000340 Override Royalty Category: G1 Railroad #: 23160 HB1984: The Appraised value of \$200 in 2024 as compared to \$280 in 2019 is a 28.57% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	250 250 80 170	0 0 0 0	200 200 70 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	540 540 220 320	330 330 130 200	Lease: 23321 Type: REAL Owner #: 106147 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .000426 Override Royalty Category: G1 Railroad #: 23321 HB1984: The Appraised value of \$330 in 2024 as compared to \$300 in 2019 is a 10.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	540 540 220 320	0 0 0 0	330 330 130 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	360 360 360	390 390 390	Lease: 128600 Type: REAL Owner #: 106147 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600 .000720 Override Royalty Category: G1 Railroad #: 128600 HB1984: The Appraised value of \$390 in 2024 as compared to \$300 in 2019 is a 30.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	360 360 360	0 0 0	390 390 390

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	2,290 2,290 1,420 870	98 98 20 78	1,722 1,722 980 742		