

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

DIXON MARGARET ALLANA
1205 CLIFF SWALLOW CT
GRANBURY TX 76048



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: 106315 911
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	10	20	Lease: 1	Type: REAL	Owner #: 106315
ROAD & BRIDGE	C	10	20	Legal: ANMAR UNIT TRACT 3		
DIME BOX ISD	C	10	20	ERNEST OPERATING CO		
				AB 3 BIRD T		
				RRC #19827 TRACT 3 50%		
				.000124 Royalty Interest		
				Category: G1		
				Railroad #: 19827		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$20 in 2024 as compared to \$20 in 2019 is a .00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	10	8	12			
ROAD & BRIDGE	10	8	12			
DIME BOX ISD	10	8	12			

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

SEC 25.19

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4

2365

OWNER #:

106315

4/24/24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2019 Hist	10 10 10	10 10 10	Lease: 12574 Type: REAL Legal: STANDRIDGE PAULA DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12574 .000502 Royalty Interest Category: G1 Railroad #: 12574	Owner #: 106315	
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 DIME BOX ISD HB1984: The Appraised value of \$30 in 2024 as compared to \$90 in 2019 is a 66.67% decrease.	30 30 30	30 30 30	Lease: 15261 Type: REAL Legal: GREGORY MARGARET 1RE DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #15261 .000298 Royalty Interest Category: G1 Railroad #: 15261	Owner #: 106315	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	0 0 0	30 30 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$140 in 2024 as compared to \$80 in 2019 is a 75.00% increase.	160 160 160	140 140 140	Lease: 15826 Type: REAL Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826 .000303 Royalty Interest Category: G1 Railroad #: 15826	Owner #: 106315	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	160 160 160	0 0 0	140 140 140		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$20 in 2024 as compared to \$20 in 2019 is a .00% increase.	10 10 10	20 20 20	Lease: 19827 Type: REAL Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50% .000124 Royalty Interest Category: G1 Railroad #: 19827	Owner #: 106315	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	8 8 8	12 12 12		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	70	Lease: 22301	Type: REAL	Owner #: 106315
ROAD & BRIDGE	C	30	70	Legal: JOYCE UNIT		
GIDDINGS ISD	G C	30	70	MAGNOLIA OIL & GAS		
				AB 348 WEBB T H		
				RRC #22301		
				.000176 Royalty Interest		
				Category: G1		
				Railroad #: 22301		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$70 in 2024 as compared to \$60 in 2019 is a 16.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	34	36		
ROAD & BRIDGE		30	34	36		
GIDDINGS ISD		0	70	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		3,860	4,030	Lease: 720241	Type: REAL	Owner #: 106315
ROAD & BRIDGE		3,860	4,030	Legal: MCCOY 1H		
DIME BOX ISD		3,860	4,030	WILDFIRE ENERGY OPER		
				AB 22 WALLACE J Y		
				RRC 27722 DP 842752		
				.000598 Royalty Interest		
				Category: G1		
				Railroad #: 27722		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,860	0	4,030		
ROAD & BRIDGE		3,860	0	4,030		
DIME BOX ISD		3,860	0	4,030		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	180	400	Lease: 720286	Type: REAL	Owner #: 106315
ROAD & BRIDGE	C	180	400	Legal: BUCKY BADGER W#H02BB		
GIDDINGS ISD	G C	180	400	MAGNOLIA OIL & GAS		
				AB 2 BEST H	2023 SUPP	
				RRC 295191		
				.000041 Override Royalty		
				Category: G1		
				Railroad #: 295191		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		180	184	216		
ROAD & BRIDGE		180	184	216		
GIDDINGS ISD		0	400	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	140	220	Lease: 720287	Type: REAL Owner #: 106315
ROAD & BRIDGE	C	140	220	Legal: BUCKY BADGER UW W#H04BB	
GIDDINGS ISD	G C	140	220	MAGNOLIA OIL & GAS	
				AB 2 BEST H	2023 SUPP
				RRC 295199	
				.000041 Override Royalty	
				Category: G1	
				Railroad #:	295199
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		140	52	168	
ROAD & BRIDGE		140	52	168	
GIDDINGS ISD		0	220	0	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	4,430	286	4,654		
ROAD & BRIDGE	4,430	286	4,654		
DIME BOX ISD	4,080	16	4,234		
GIDDINGS ISD	0	690	0		