

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

GUFFEY ALBA JO KARCHER  
2905 BAY HILL CT  
HARLINGEN TX 78550-7825



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:	107299 1427
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	200	260	Lease: 12606	Type: REAL	Owner #: 107299
ROAD & BRIDGE	C	200	260	Legal: CHERYL #2RE		
DIME BOX ISD	C	200	260	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #12606		
				.000434 Royalty Interest		
				Category: G1		
				Railroad #: 12606		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$260 in 2024 as compared to \$150 in 2019 is a 73.33% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		200	20	240		
ROAD & BRIDGE		200	20	240		
DIME BOX ISD		200	20	240		

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	1,210	1,640	Lease: 21075	Type: REAL Owner #: 107299
ROAD & BRIDGE	C	1,210	1,640	Legal: SIMPSON	
GIDDINGS ISD	C	1,210	1,640	MAGNOLIA OIL & GAS	
GIDDINGS CITY	C	1,210	1,640	AB 267 REID S H	
				RRC #21075	
				.001544 Royalty Interest	
				Category: G1	
				Railroad #: 21075	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,640 in 2024 as compared to \$1,220 in 2019 is a 34.43% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,210	188	1,452		
ROAD & BRIDGE	1,210	188	1,452		
GIDDINGS ISD	1,210	188	1,452		
GIDDINGS CITY	1,210	188	1,452		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		130	150	Lease: 24179	Type: REAL Owner #: 107299
ROAD & BRIDGE		130	150	Legal: CHERYL #1RE	
DIME BOX ISD		130	150	U S OPERATING INC	
				AB 22 WALLACE J Y	
				RRC #24179	
				.000434 Royalty Interest	
				Category: G1	
				Railroad #: 24179	
HB1984: The Appraised value of \$150 in 2024 as compared to \$80 in 2019 is a 87.50% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	130	0	150		
ROAD & BRIDGE	130	0	150		
DIME BOX ISD	130	0	150		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		210	220	Lease: 720241	Type: REAL Owner #: 107299
ROAD & BRIDGE		210	220	Legal: MCCOY 1H	
DIME BOX ISD		210	220	WILDFIRE ENERGY OPER	
				AB 22 WALLACE J Y	
				RRC 27722 DP 842752	
				.000032 Royalty Interest	
				Category: G1	
				Railroad #: 27722	
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	210	0	220		
ROAD & BRIDGE	210	0	220		
DIME BOX ISD	210	0	220		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,750	208	2,062		
ROAD & BRIDGE	1,750	208	2,062		
DIME BOX ISD	540	20	610		
GIDDINGS ISD	1,210	188	1,452		
GIDDINGS CITY	1,210	188	1,452		