

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

COHEN CHERYL
211 E 70TH ST APT 14B
NEW YORK NY 10021-5207



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: 107378 733
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	250 250 250	130 130 130	Lease: 25340 Type: REAL Owner #: 107378 Legal: B-P "A" 1 LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #25340 .006393 Override Royalty Category: G1 Railroad #: 25340 HB1984: The Appraised value of \$130 in 2024 as compared to \$80 in 2019 is a 62.50% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	250 250 250	0 0 0	130 130 130

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	C	180	550	Lease: 25367	Type: REAL	Owner #: 107378
ROAD & BRIDGE	C	180	550	Legal: B-P #2		
DIME BOX ISD	C	180	550	LINDOW OIL & GAS LLC		
				AB 1 AUSTIN S F		
				RRC #25367		
				.006667 Override Royalty		
				Category: G1		
				Railroad #: 25367		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$550 in 2024 as compared to \$110 in 2019 is a 400.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	180	334	216			
ROAD & BRIDGE	180	334	216			
DIME BOX ISD	180	334	216			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		900	640	Lease: 25371	Type: REAL	Owner #: 107378
ROAD & BRIDGE		900	640	Legal: MARBURGER		
DIME BOX ISD		900	640	LINDOW OIL & GAS LLC		
				AB 1 AUSTIN S F		
				RRC #25371		
				.005342 Override Royalty		
				Category: G1		
				Railroad #: 25371		
HB1984: The Appraised value of \$640 in 2024 as compared to \$1,240 in 2019 is a 48.39% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	900	0	640			
ROAD & BRIDGE	900	0	640			
DIME BOX ISD	900	0	640			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			20	Lease: 258055	Type: REAL	Owner #: 107378
ROAD & BRIDGE			20	Legal: BAGE 1		
DIME BOX ISD			20	LINDOW OIL & GAS LLC		
				AB 1 AUSTIN S F		
				RRC #258055		
				.006263 Override Royalty		
				Category: G1		
				Railroad #: 258055		
HB1984: The Appraised value of \$20 in 2024 as compared to \$70 in 2019 is a 71.43% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	0	0	20			
ROAD & BRIDGE	0	0	20			
DIME BOX ISD	0	0	20			

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
LEE COUNTY	1,330	334	1,006			
ROAD & BRIDGE	1,330	334	1,006			
DIME BOX ISD	1,330	334	1,006			