

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

DUNGAN GORDON SEP PROPERTY
525 MUSTANG TRL
HARKER HEIGHTS TX 76548-2339



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:	108788 980
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	30	50	Lease: 1	Type: REAL	Owner #: 108788
ROAD & BRIDGE	C	30	50	Legal: ANMAR UNIT TRACT 3		
DIME BOX ISD	C	30	50	ERNEST OPERATING CO		
				AB 3 BIRD T		
				RRC #19827 TRACT 3 50%		
				.000293 Royalty Interest		
				Category: G1		
				Railroad #: 19827		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$50 in 2024 as compared to \$50 in 2019 is a .00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	14	36		
ROAD & BRIDGE		30	14	36		
DIME BOX ISD		30	14	36		

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	30	50	Lease: 19827	Type: REAL Owner #: 108788
ROAD & BRIDGE	C	30	50	Legal: ANMAR UNIT TRACT 1	
DIME BOX ISD	C	30	50	ERNEST OPERATING CO	
				AB 3 BIRD T	
				RRC #19827 TRACT 1 50%	
				.000293 Royalty Interest	
				Category: G1	
				Railroad #: 19827	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$50 in 2024 as compared to \$50 in 2019 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		30	14	36	
ROAD & BRIDGE		30	14	36	
DIME BOX ISD		30	14	36	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY			10	Lease: 20089	Type: REAL Owner #: 108788
ROAD & BRIDGE			10	Legal: MARMO UNIT 2A	
DIME BOX ISD			10	ERNEST OPERATING CO	
				AB 313 TAYLOR J B	
				RRC 20089	
				.000025 Royalty Interest	
				Category: G1	
				Railroad #: 20089	
No 2019 Hist					
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	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	160	220	Lease: 21075	Type: REAL Owner #: 108788
ROAD & BRIDGE	C	160	220	Legal: SIMPSON	
GIDDINGS ISD	G C	160	220	MAGNOLIA OIL & GAS	
GIDDINGS CITY	G C	160	220	AB 267 REID S H	
				RRC #21075	
				.000203 Royalty Interest	
				Category: G1	
				Railroad #: 21075	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$220 in 2024 as compared to \$160 in 2019 is a 37.50% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		160	28	192	
ROAD & BRIDGE		160	28	192	
GIDDINGS ISD		0	220	0	
GIDDINGS CITY		0	220	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	1,040	5,000	Lease: 21350	Type: REAL Owner #: 108788
ROAD & BRIDGE	C	1,040	5,000	Legal: WITTE EDDIE	
DIME BOX ISD	C	1,040	5,000	MAGNOLIA OIL & GAS	
				AB 149 HINDS T S	
				RRC #21350	
				.018096 Royalty Interest	
				Category: G1	
				Railroad #: 21350	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$5,000 in 2024 as compared to \$2,900 in 2019 is a 72.41% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,040	3,752	1,248		
ROAD & BRIDGE	1,040	3,752	1,248		
DIME BOX ISD	1,040	3,752	1,248		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY			10	Lease: 22738	Type: REAL Owner #: 108788
ROAD & BRIDGE			10	Legal: MARTHA	
DIME BOX ISD			10	DALLAS PETRO GROUP	
				AB 22 WALLACE J Y	
				RRC #22738	
				.000054 Royalty Interest	
				Category: G1	
				Railroad #: 22738	
No 2019 Hist					
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		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,260	3,808	1,532		
ROAD & BRIDGE	1,260	3,808	1,532		
DIME BOX ISD	1,100	3,780	1,340		
GIDDINGS ISD	0	220	0		
GIDDINGS CITY	0	220	0		

