

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

GUTIERREZ DEBBIE SUE MARBURGER
811 W MANSFIELD ST
BRENNHAM TX 77833-4733



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: 201423 1432 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	100	220	Lease: 1	Type: REAL Owner #: 201423
ROAD & BRIDGE	C	100	220	Legal: ANMAR UNIT TRACT 3	
DIME BOX ISD	C	100	220	ERNEST OPERATING CO	
				AB 3 BIRD T	
				RRC #19827 TRACT 3 50%	
				.001223 Royalty Interest	
				Category: G1	
				Railroad #: 19827	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$220 in 2024 as compared to \$200 in 2019 is a 10.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		100	100	120	
ROAD & BRIDGE		100	100	120	
DIME BOX ISD		100	100	120	

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 ROAD & BRIDGE DIME BOX ISD	8,780 8,780 8,780	6,880 6,880 6,880	Lease: 12560 Type: REAL Owner #: 201423 Legal: JURCHAK #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12560 .016667 Royalty Interest Category: G1 Railroad #: 12560 HB1984: The Appraised value of \$6,880 in 2024 as compared to \$6,760 in 2019 is a 1.78% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	8,780 8,780 8,780	0 0 0	6,880 6,880 6,880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C DIME BOX ISD C	100 100 100	220 220 220	Lease: 19827 Type: REAL Owner #: 201423 Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50% .001223 Royalty Interest Category: G1 Railroad #: 19827 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$220 in 2024 as compared to \$200 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	100 100 100	100 100 100	120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C DIME BOX ISD C	40 40 40	240 240 240	Lease: 20593 Type: REAL Owner #: 201423 Legal: MAR-SOP UNIT ERNEST OPERATING CO AB 3 BIRD T RRC #20593 .002992 Royalty Interest Category: G1 Railroad #: 20593 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$240 in 2024 as compared to \$20 in 2019 is a 1100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	192 192 192	48 48 48

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	100	240	Lease: 22678	Type: REAL Owner #: 201423
ROAD & BRIDGE	C	100	240	Legal: MARMIC	
DIME BOX ISD	C	100	240	ERNEST OPERATING CO	
				AB 3 BIRD T	
				RRC #22678	
				.001644 Royalty Interest	
				Category: G1	
				Railroad #: 22678	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$240 in 2024 as compared to \$100 in 2019 is a 140.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	100	120	120		
ROAD & BRIDGE	100	120	120		
DIME BOX ISD	100	120	120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY			10	Lease: 258055	Type: REAL Owner #: 201423
ROAD & BRIDGE			10	Legal: BAGE 1	
DIME BOX ISD			10	LINDOW OIL & GAS LLC	
				AB 1 AUSTIN S F	
				RRC #258055	
				.001996 Royalty Interest	
				Category: G1	
				Railroad #: 258055	
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		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	9,120	512	7,298		
ROAD & BRIDGE	9,120	512	7,298		
DIME BOX ISD	9,120	512	7,298		

