

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

DAHL ERON ANDERS
11408 HICKORY FALLS DR
ARGYLE TX 76226-2747



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: 201762 830

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	1,940	2,860	Lease: 720183	Type: REAL	Owner #: 201762
ROAD & BRIDGE	C	1,940	2,860	Legal: STEAHR UNIT W#1H-2H		
GIDDINGS ISD	C	1,940	2,860	CRESCENT PASS ENERGY		
				AB 16 PRICE J		
				RRC 26662		
				.000536 Royalty Interest		
				Category: G1		
				Railroad #: 26662		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,860 in 2024 as compared to \$1,670 in 2019 is a 71.26% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,940	532	2,328		
ROAD & BRIDGE		1,940	532	2,328		
GIDDINGS ISD		1,940	532	2,328		

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 GIDDINGS ISD	110 110 110	90 90 90	Lease: 720228 Type: REAL Owner #: 201762 Legal: JUSTIFY UNIT 1H CRESCENT PASS ENERGY AB 16 PRICE J RRC 27529 DP 842157 .000115 Royalty Interest Category: G1 Railroad #: 27529		
HB1984: The Appraised value of \$90 in 2024 as compared to \$220 in 2019 is a 59.09% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	0 0 0	90 90 90		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,650 1,650 1,650	1,730 1,730 1,730	Lease: 720230 Type: REAL Owner #: 201762 Legal: WAR ADMIRAL UNIT 1H CRESCENT PASS ENERGY AB 16 PRICE J RRC 27515 DP 842092 .000840 Royalty Interest Category: G1 Railroad #: 27515		
HB1984: The Appraised value of \$1,730 in 2024 as compared to \$2,450 in 2019 is a 29.39% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,650 1,650 1,650	0 0 0	1,730 1,730 1,730		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	190 190 190	Lease: 720238 Type: REAL Owner #: 201762 Legal: MAN O WAR UNIT 1H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 27532 DP 845490 .000067 Royalty Interest Category: G1 Railroad #: 27532		
HB1984: The Appraised value of \$190 in 2024 as compared to \$210 in 2019 is a 9.52% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	0 0 0	190 190 190		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,890 3,890 3,890	532 532 532	4,338 4,338 4,338		