

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

BROUSSARD SUSAN CLEPPER
PO BOX 1742
CRYSTAL BEACH TX 77650-1742



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:	201995 518
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	270	380	Lease: 13988	Type: REAL	Owner #: 201995
ROAD & BRIDGE	C	270	380	Legal: BIRDIE #1RE		
DIME BOX ISD	C	270	380	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #13988		
				.000760 Royalty Interest		
				Category: G1		
				Railroad #: 13988		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$380 in 2024 as compared to \$910 in 2019 is a 58.24% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		270	56	324		
ROAD & BRIDGE		270	56	324		
DIME BOX ISD		270	56	324		

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	70	140	Lease: 17012	Type: REAL	Owner #: 201995
ROAD & BRIDGE	C	70	140	Legal: WUBBENHORST W2/5RE		
DIME BOX ISD	C	70	140	MAGNOLIA OIL & GAS		
				AB 22 WALLACE J Y		
				RRC #17012		
				.000231 Royalty Interest		
				Category: G1		
				Railroad #: 17012		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$140 in 2024 as compared to \$150 in 2019 is a 6.67% decrease.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	70		56	84		
ROAD & BRIDGE	70		56	84		
DIME BOX ISD	70		56	84		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		840	830	Lease: 23071	Type: REAL	Owner #: 201995
ROAD & BRIDGE		840	830	Legal: FLORENCE UNIT		
DIME BOX ISD		840	830	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #23071		
				.002201 Royalty Interest		
				Category: G1		
				Railroad #: 23071		
HB1984: The Appraised value of \$830 in 2024 as compared to \$690 in 2019 is a 20.29% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	840		0	830		
ROAD & BRIDGE	840		0	830		
DIME BOX ISD	840		0	830		

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
LEE COUNTY	1,180	112	1,238			
ROAD & BRIDGE	1,180	112	1,238			
DIME BOX ISD	1,180	112	1,238			