

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

ALLERT ALAN ARPA  
2075 COUNTY ROAD 121  
GIDDINGS TX 78942-9520



APPAISAL 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: 202026 65

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR  
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE  
APPAISAL 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 LEXINGTON ISD G		580 580 580	330 330 330	Lease: 19210 Type: REAL Owner #: 202026 Legal: LEACHMAN "F" 12 ATLAS OPERATING AB 107 FURNASH J RRC #19210  .005273 Royalty Interest Category: G1 Railroad #: 19210	
Deductions: (G)=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$330 in 2024				as compared to \$220 in 2019 is a 50.00% increase.	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		580	0	330	
ROAD & BRIDGE		580	0	330	
LEXINGTON ISD		0	330	0	

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	180	Lease: 21751	Type: REAL Owner #: 202026
ROAD & BRIDGE	C	70	180	Legal: DOUBLE EAGLE RANCH 'A'	
DIME BOX ISD	G C	70	180	MAGNOLIA OIL & GAS	
				AB 313 TAYLOR J B & 302 SORSBY	
				RRC #21751	
				.003210 Royalty Interest	
				Category: G1	
				Railroad #: 21751	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$180 in 2024 as compared to \$150 in 2019 is a 20.00% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	70		96	84	
ROAD & BRIDGE	70		96	84	
DIME BOX ISD	0		180	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		110	110	Lease: 103617	Type: REAL Owner #: 202026
ROAD & BRIDGE		110	110	Legal: STRANGER T UNIT 4	
GIDDINGS ISD	G	110	110	MAGNOLIA OIL & GAS	
				AB 207 MANCHA J F	
				RRC #103617	
				.000131 Royalty Interest	
				Category: G1	
				Railroad #: 103617	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$110 in 2024 as compared to \$80 in 2019 is a 37.50% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	110		0	110	
ROAD & BRIDGE	110		0	110	
GIDDINGS ISD	0		110	0	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	760	96	524		
ROAD & BRIDGE	760	96	524		
LEXINGTON ISD	0	330	0		
DIME BOX ISD	0	180	0		
GIDDINGS ISD	0	110	0		