

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

BALCAR RONALD DAVID
20 PEASLEE RD
ROCHESTER NH 03867-4523



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:	202031 177
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	230	490	Lease: 1	Type: REAL	Owner #: 202031
ROAD & BRIDGE	C	230	490	Legal: ANMAR UNIT TRACT 3		
DIME BOX ISD	C	230	490	ERNEST OPERATING CO		
				AB 3 BIRD T		
				RRC #19827 TRACT 3 50%		
				.002684 Royalty Interest		
				Category: G1		
				Railroad #: 19827		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$490 in 2024 as compared to \$450 in 2019 is a 8.89% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		230	214	276		
ROAD & BRIDGE		230	214	276		
DIME BOX ISD		230	214	276		

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	120	240	Lease: 19827	Type: REAL	Owner #: 202031
ROAD & BRIDGE	C	120	240	Legal: ANMAR UNIT TRACT 1		
DIME BOX ISD	C	120	240	ERNEST OPERATING CO		
				AB 3 BIRD T		
				RRC #19827 TRACT 1 50%		
				.001342 Royalty Interest		
				Category: G1		
				Railroad #: 19827		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$240 in 2024 as compared to \$220 in 2019 is a 9.09% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		120	96	144		
ROAD & BRIDGE		120	96	144		
DIME BOX ISD		120	96	144		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			80	Lease: 20089	Type: REAL	Owner #: 202031
ROAD & BRIDGE			80	Legal: MARMO UNIT 2A		
DIME BOX ISD			80	ERNEST OPERATING CO		
				AB 313 TAYLOR J B		
				RRC 20089		
				.000217 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	80		
ROAD & BRIDGE		0	0	80		
DIME BOX ISD		0	0	80		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	80	170	Lease: 22738	Type: REAL	Owner #: 202031
ROAD & BRIDGE	C	80	170	Legal: MARTHA		
DIME BOX ISD	C	80	170	DALLAS PETRO GROUP		
				AB 22 WALLACE J Y		
				RRC #22738		
				.001411 Royalty Interest		
				Category: G1		
				Railroad #: 22738		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		80	74	96		
ROAD & BRIDGE		80	74	96		
DIME BOX ISD		80	74	96		

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
LEE COUNTY	430	384	596			
ROAD & BRIDGE	430	384	596			
DIME BOX ISD	430	384	596			