

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

BRAME SHANNON MICHELLE
5514 MOSS GLENN LN
HOUSTON TX 77088-5533



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: 202235 471 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	280	360	Lease: 11835	Type: REAL	Owner #: 202235
ROAD & BRIDGE	C	280	360	Legal: HILLIARD UNIT		
DIME BOX ISD	C	280	360	U S OPERATING INC		
				AB 197 LOFTIN G B		
				RRC #11835		
				.000924 Royalty Interest		
				Category: G1		
				Railroad #: 11835		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$360 in 2024 as compared to \$660 in 2019 is a 45.45% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		280	24	336		
ROAD & BRIDGE		280	24	336		
DIME BOX ISD		280	24	336		

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	150	310	Lease: 13764	Type: REAL	Owner #: 202235
ROAD & BRIDGE	C	150	310	Legal: DAISY		
DIME BOX ISD	C	150	310	U S OPERATING INC		
				AB 27 ARMSTRONG L M		
				RRC #13764		
				.000864 Royalty Interest		
				Category: G1		
				Railroad #: 13764		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$310 in 2024 as compared to \$440 in 2019 is a 29.55% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		150	130	180		
ROAD & BRIDGE		150	130	180		
DIME BOX ISD		150	130	180		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		150	170	Lease: 15483	Type: REAL	Owner #: 202235
ROAD & BRIDGE		150	170	Legal: VIRGINIA UNIT		
DIME BOX ISD		150	170	U S OPERATING INC		
				AB 207 MANCHA J F		
				RRC #15483		
				.000835 Royalty Interest		
				Category: G1		
				Railroad #: 15483		
HB1984: The Appraised value of \$170 in 2024 as compared to \$140 in 2019 is a 21.43% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		150	0	170		
ROAD & BRIDGE		150	0	170		
DIME BOX ISD		150	0	170		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	100	260	Lease: 15586	Type: REAL	Owner #: 202235
ROAD & BRIDGE	C	100	260	Legal: ERIN		
DIME BOX ISD	C	100	260	U S OPERATING INC		
				AB 302 SORSBY W A		
				RRC #15586		
				.000283 Royalty Interest		
				Category: G1		
				Railroad #: 15586		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$260 in 2024 as compared to \$70 in 2019 is a 271.43% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		100	140	120		
ROAD & BRIDGE		100	140	120		
DIME BOX ISD		100	140	120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G	80 80 80	70 70 70	Lease: 23334 Type: REAL Owner #: 202235 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334 .000276 Royalty Interest Category: G1 Railroad #: 23334	
Deductions: (G)=LESS THAN \$500 MIN INT No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 0	0 0 70	70 70 0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		460 460 460	490 490 490	Lease: 24690 Type: REAL Owner #: 202235 Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690 .000610 Royalty Interest Category: G1 Railroad #: 24690	
HB1984: The Appraised value of \$490 in 2024 as compared to \$430 in 2019 is a 13.95% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	460	0	490		
ROAD & BRIDGE	460	0	490		
DIME BOX ISD	460	0	490		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,220	294	1,366		
ROAD & BRIDGE	1,220	294	1,366		
DIME BOX ISD	1,140	294	1,296		
GIDDINGS ISD	0	70	0		

