

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

HPR USA INC
8150 N CENTRAL EXPWY STE 100
DALLAS TX 75206



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:	202291 1698
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	18,640	35,620	Lease: 720209	Type: REAL Owner #: 202291
ROAD & BRIDGE	C	18,640	35,620	Legal: MARBURGER A UNIT	
LEXINGTON ISD	C	18,640	35,620	ATLAS OPERATING LLC	
				AB 174 JOHNSON J F	
				RRC 27207 DP 800399	
				.010000 Override Royalty	
				Category: G1	
				Railroad #: 27207	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$35,620 in 2024 as compared to \$33,820 in 2019 is a 5.32% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		18,640	13,252	22,368	
ROAD & BRIDGE		18,640	13,252	22,368	
LEXINGTON ISD		18,640	13,252	22,368	

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	14,670	20,170	Lease: 720210	Type: REAL	Owner #: 202291
ROAD & BRIDGE	C	14,670	20,170	Legal: ZCABAY B UNIT		
LEXINGTON ISD	C	14,670	20,170	ATLAS OPERATING LLC		
				AB 138 GRIFFITH H		
				RRC 27165 DP807564	LEE 90%	
				.010000 Override Royalty		
				Category: G1		
				Railroad #:	27165	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$20,170 in 2024 as compared to \$18,130 in 2019 is a 11.25% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		14,670	2,566	17,604		
ROAD & BRIDGE		14,670	2,566	17,604		
LEXINGTON ISD		14,670	2,566	17,604		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,130	2,080	Lease: 720214	Type: REAL	Owner #: 202291
ROAD & BRIDGE	C	1,130	2,080	Legal: ZSCHECH C UNIT W# 1H		
LEXINGTON ISD	C	1,130	2,080	ATLAS OPERATING LLC		
				AB 124 GIFFITH H		
				RRC 27146	LEE 10%	
				.010000 Override Royalty		
				Category: G1		
				Railroad #:	27146	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,080 in 2024 as compared to \$1,390 in 2019 is a 49.64% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,130	724	1,356		
ROAD & BRIDGE		1,130	724	1,356		
LEXINGTON ISD		1,130	724	1,356		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	34,440	16,542	41,328		
ROAD & BRIDGE	34,440	16,542	41,328		
LEXINGTON ISD	34,440	16,542	41,328		