

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

BENDEL VENTURES LP1
12345 JONES RD STE 124
HOUSTON TX 77070



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: 202541 297

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	3,000	7,990	Lease: 15586	Type: REAL	Owner #: 202541
ROAD & BRIDGE	C	3,000	7,990	Legal: ERIN	U S OPERATING INC AB 302 SORSBY W A RRC #15586 .008718 Override Royalty Category: G1 Railroad #: 15586	
DIME BOX ISD	C	3,000	7,990			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,000	4,390	3,600		
ROAD & BRIDGE		3,000	4,390	3,600		
DIME BOX ISD		3,000	4,390	3,600		

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		210	250	Lease: 22386	Type: REAL Owner #: 202541
ROAD & BRIDGE		210	250	Legal: BREDTHAUER UNIT W#2H	
GIDDINGS ISD	G	210	250	MAGNOLIA OIL & GAS	
				AB 330 WARD T W	
				RRC #22386	
				.000753 Override Royalty	
				Category: G1	
				Railroad #: 22386	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$250 in 2024 as compared to \$80 in 2019 is a 212.50% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		210	0	250	
ROAD & BRIDGE		210	0	250	
GIDDINGS ISD		0	250	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		3,300	3,480	Lease: 24690	Type: REAL Owner #: 202541
ROAD & BRIDGE		3,300	3,480	Legal: PETERSON NANCY	
DIME BOX ISD		3,300	3,480	U S OPERATING INC	
				AB 302 SORSBY W A	
				RRC #24690	
				.004359 Override Royalty	
				Category: G1	
				Railroad #: 24690	
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		3,300	0	3,480	
ROAD & BRIDGE		3,300	0	3,480	
DIME BOX ISD		3,300	0	3,480	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	10	40	Lease: 24913	Type: REAL Owner #: 202541
ROAD & BRIDGE	C	10	40	Legal: HANCOCK MOZELLE #1RE	
GIDDINGS ISD	G C	10	40	MAGNOLIA OIL & GAS	
				AB 98 ESTES A	
				RRC #24913	
				.001102 Override Royalty	
				Category: G1	
				Railroad #: 24913	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		10	28	12	
ROAD & BRIDGE		10	28	12	
GIDDINGS ISD		0	40	0	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	6,520	4,418	7,342		
ROAD & BRIDGE	6,520	4,418	7,342		
DIME BOX ISD	6,300	4,390	7,080		
GIDDINGS ISD	0	290	0		