

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

KATSAT LLC
3109 LAKE OAK DR
ARLINGTON TX 76017-2519



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:	202649 1952
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 ROAD & BRIDGE DIME BOX ISD		13,060 13,060 13,060	10,780 10,780 10,780	Lease: 15826 Type: REAL Owner #: 202649 Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826 .024157 Royalty Interest Category: G1 Railroad #: 15826	
HB1984: The Appraised value of \$10,780 in 2024 as compared to \$6,450 in 2019 is a 67.13% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	13,060 13,060 13,060	0 0 0	10,780 10,780 10,780		

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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	29,270 29,270 29,270	26,010 26,010 26,010	Lease: 17508 Type: REAL Owner #: 202649 Legal: MORGAN MARY 1 & 3 ERNEST OPERATING CO AB 313 TAYLOR J B RRC #17508 .125000 Royalty Interest Category: G1 Railroad #: 17508 HB1984: The Appraised value of \$26,010 in 2024 as compared to \$1,780 in 2019 is a 1361.24% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	29,270 29,270 29,270	0 0 0	26,010 26,010 26,010

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,250 5,250 5,250	2,440 2,440 2,440	Lease: 18484 Type: REAL Owner #: 202649 Legal: GANTT T K 1RE MAGNOLIA OIL & GAS AB 302 SORSBY W A RRC #18484 .030300 Royalty Interest Category: G1 Railroad #: 18484 HB1984: The Appraised value of \$2,440 in 2024 as compared to \$50,960 in 2019 is a 95.21% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,250 5,250 5,250	0 0 0	2,440 2,440 2,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C DIME BOX ISD C	650 650 650	23,120 23,120 23,120	Lease: 20089 Type: REAL Owner #: 202649 Legal: MARMO UNIT 2A ERNEST OPERATING CO AB 313 TAYLOR J B RRC 20089 .062500 Royalty Interest Category: G1 Railroad #: 20089 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$23,120 in 2024 as compared to \$220 in 2019 is a 10409.09% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	650 650 650	22,340 22,340 22,340	780 780 780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		25,130 25,130 25,130	Lease: 20414 Type: REAL Owner #: 202649 Legal: WADE-MORGAN ERNEST OPERATING CO AB 313 TAYLOR J B RRC #20414 .125000 Royalty Interest Category: G1 Railroad #: 20414 HB1984: The Appraised value of \$25,130 in 2024 as compared to \$2,770 in 2019 is a 807.22% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	25,130 25,130 25,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,220 5,220 5,220	2,240 2,240 2,240	Lease: 20535 Type: REAL Owner #: 202649 Legal: WAMO SAN DIA PRODUCING CO AB 313 TAYLOR J B RRC #20535 .125000 Royalty Interest Category: G1 Railroad #: 20535 HB1984: The Appraised value of \$2,240 in 2024 as compared to \$4,710 in 2019 is a 52.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,220 5,220 5,220	0 0 0	2,240 2,240 2,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	C 240 C 240 C 240	3,180 3,180 3,180	Lease: 21359 Type: REAL Owner #: 202649 Legal: MORGAN UNIT MAGNOLIA OIL & GAS AB 313 TAYLOR J B RRC #21359 .100000 Royalty Interest Category: G1 Railroad #: 21359 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,180 in 2024 as compared to \$6,940 in 2019 is a 54.18% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	240 240 240	2,892 2,892 2,892	288 288 288

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	53,690	25,232	67,668		
ROAD & BRIDGE	53,690	25,232	67,668		
DIME BOX ISD	53,690	25,232	67,668		

