

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

BAUMHARDT KRISTI L
4101 EMERSON ST
WICHITA FALLS TX 76309



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: 204218 221

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		100	60	Lease: 12004 Type: REAL Owner #: 204218		
ROAD & BRIDGE		100	60	Legal: TRIGGER		
GIDDINGS ISD						

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	370	530	Lease: 13659	Type: REAL	Owner #: 204218
ROAD & BRIDGE	C	370	530	Legal: SELMA 1RE		
DIME BOX ISD	C	370	530	U S OPERATING INC		
				AB 81 DOBBINS J		
				RRC #13659		
				.000375 Override Royalty		
				Category: G1		
				Railroad #: 13659		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		370	86	444		
ROAD & BRIDGE		370	86	444		
DIME BOX ISD		370	86	444		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		100	60	Lease: 15651	Type: REAL	Owner #: 204218
ROAD & BRIDGE		100	60	Legal: PATRICIA UNIT		
DIME BOX ISD		100	60	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #15651		
				.000093 Override Royalty		
				Category: G1		
				Railroad #: 15651		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		100	0	60		
ROAD & BRIDGE		100	0	60		
DIME BOX ISD		100	0	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	350	450	Lease: 16971	Type: REAL	Owner #: 204218
ROAD & BRIDGE	C	350	450	Legal: SPITZENBERGER H E 1		
DIME BOX ISD	C	350	450	S&JB LLC		
				AB 1 AUSTIN S F		
				RRC #16971		
				.005700 Override Royalty		
				Category: G1		
				Railroad #: 16971		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		350	30	420		
ROAD & BRIDGE		350	30	420		
DIME BOX ISD		350	30	420		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,600 1,600 1,600	1,430 1,430 1,430	Lease: 17423 Type: REAL Owner #: 204218 Legal: SPITZENBERGER H E 1A BETRO INC AB 1 AUSTIN S F RRC #17423 .011400 Override Royalty Category: G1 Railroad #: 17423		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,600 1,600 1,600	0 0 0	1,430 1,430 1,430		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		190 190 190	290 290 290	Lease: 18731 Type: REAL Owner #: 204218 Legal: LEITKO UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #18731 .000879 Override Royalty Category: G1 Railroad #: 18731		
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 ROAD & BRIDGE GIDDINGS ISD		190 190 0	62 62 290	228 228 0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		40 40 40	80 80 80	Lease: 19745 Type: REAL Owner #: 204218 Legal: VICKI -1A- U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL .000117 Override Royalty Category: G1 Railroad #: 19745		
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 ROAD & BRIDGE GIDDINGS ISD		40 40 0	32 32 80	48 48 0		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2019 Hist	230 230 230	230 230 230	Lease: 23856 Type: REAL Owner #: 204218 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856 .000336 Override Royalty Category: G1 Railroad #: 23856		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	230 230 230	0 0 0	230 230 230		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD G C	20 20 20	40 40 40	Lease: 75992 Type: REAL Owner #: 204218 Legal: TISH #2 U S OPERATING INC AB 189 LAWRENCE C RRC #75992 .000375 Override Royalty Category: G1 Railroad #: 75992 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 ROAD & BRIDGE GIDDINGS ISD	20 20 0	16 16 40	24 24 0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD	3,000 3,000 0 2,650	226 226 470 116	2,944 2,944 0 2,584		