

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

DOBOS BETTY J
PO BOX 127
DIME BOX TX 77853-0127



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:	93196 918
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	1,680	3,150	Lease: 17012 Type: REAL	Owner #: 93196
ROAD & BRIDGE	C	1,680	3,150	Legal: WUBBENHORST W2/5RE	
DIME BOX ISD	C	1,680	3,150	MAGNOLIA OIL & GAS	
				AB 22 WALLACE J Y	
				RRC #17012	
				.005255 Royalty Interest	
				Category: G1	
				Railroad #: 17012	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,150 in 2024 as compared to \$3,400 in 2019 is a 7.35% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		1,680	1,134	2,016	
ROAD & BRIDGE		1,680	1,134	2,016	
DIME BOX ISD		1,680	1,134	2,016	

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	1,310	2,120	Lease: 17040	Type: REAL	Owner #: 93196
ROAD & BRIDGE	C	1,310	2,120	Legal: LINDA K UNIT 1 RE		
DIME BOX ISD	C	1,310	2,120	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #17040		
				.003812 Royalty Interest		
				Category: G1		
				Railroad #: 17040		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,120 in 2024 as compared to \$1,280 in 2019 is a 65.63% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,310	548	1,572		
ROAD & BRIDGE		1,310	548	1,572		
DIME BOX ISD		1,310	548	1,572		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	50	290	Lease: 199996	Type: REAL	Owner #: 93196
ROAD & BRIDGE	C	50	290	Legal: MIKULIN #1		
DIME BOX ISD	C	50	290	E P C OIL & GAS INC		
LEE CO FWD #1	G C	50	290	AB 1 AUSTIN S F		
				RRC #199996		
				.003595 Override Royalty		
				Category: G1		
				Railroad #: 199996		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$290 in 2024 as compared to \$20 in 2019 is a 1350.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		50	230	60		
ROAD & BRIDGE		50	230	60		
DIME BOX ISD		50	230	60		
LEE CO FWD #1		0	290	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		71,120	74,010	Lease: 720130	Type: REAL	Owner #: 93196
ROAD & BRIDGE		71,120	74,010	Legal: BALCAR UNIT 1		
DIME BOX ISD		71,120	74,010	WILDFIRE ENERGY OPER		
				AB 1 AUSTIN S F		
				RRC #25862		
				.013679 Royalty Interest		
				Category: G1		
				Railroad #: 25862		
HB1984: The Appraised value of \$74,010 in 2024 as compared to \$120,370 in 2019 is a 38.51% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		71,120	0	74,010		
ROAD & BRIDGE		71,120	0	74,010		
DIME BOX ISD		71,120	0	74,010		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	74,160	1,912	77,658		
ROAD & BRIDGE	74,160	1,912	77,658		
DIME BOX ISD	74,160	1,912	77,658		
LEE CO FWD #1	0	290	0		