

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

KASTNER VERNELL
353 KNOBBS RD
MCDADE TX 78650-5167



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:	93458 1951
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	210	450	Lease: 1 Type: REAL Owner #: 93458
ROAD & BRIDGE	C	210	450	Legal: ANMAR UNIT TRACT 3
DIME BOX ISD	C	210	450	ERNEST OPERATING CO
				AB 3 BIRD T
				RRC #19827 TRACT 3 50%
				.002446 Royalty Interest
				Category: G1
				Railroad #: 19827
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$450 in 2024 as compared to \$410 in 2019 is a 9.76% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	210	198	252	
ROAD & BRIDGE	210	198	252	
DIME BOX ISD	210	198	252	

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	210	450	Lease: 19827	Type: REAL	Owner #: 93458
ROAD & BRIDGE	C	210	450	Legal: ANMAR UNIT TRACT 1		
DIME BOX ISD	C	210	450	ERNEST OPERATING CO		
				AB 3 BIRD T		
				RRC #19827 TRACT 1 50%		
				.002446 Royalty Interest		
				Category: G1		
				Railroad #: 19827		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$450 in 2024 as compared to \$410 in 2019 is a 9.76% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	210		198	252		
ROAD & BRIDGE	210		198	252		
DIME BOX ISD	210		198	252		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	80	470	Lease: 20593	Type: REAL	Owner #: 93458
ROAD & BRIDGE	C	80	470	Legal: MAR-SOP UNIT		
DIME BOX ISD	C	80	470	ERNEST OPERATING CO		
				AB 3 BIRD T		
				RRC #20593		
				.005983 Royalty Interest		
				Category: G1		
				Railroad #: 20593		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$470 in 2024 as compared to \$30 in 2019 is a 1466.67% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	80		374	96		
ROAD & BRIDGE	80		374	96		
DIME BOX ISD	80		374	96		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	200	470	Lease: 22678	Type: REAL	Owner #: 93458
ROAD & BRIDGE	C	200	470	Legal: MARMIC		
DIME BOX ISD	C	200	470	ERNEST OPERATING CO		
				AB 3 BIRD T		
				RRC #22678		
				.003288 Royalty Interest		
				Category: G1		
				Railroad #: 22678		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$470 in 2024 as compared to \$200 in 2019 is a 135.00% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	200		230	240		
ROAD & BRIDGE	200		230	240		
DIME BOX ISD	200		230	240		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		20 20 20	Lease: 258055 Type: REAL Owner #: 93458 Legal: BAGE 1 LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #258055 .003992 Royalty Interest Category: G1 Railroad #: 258055 HB1984: The Appraised value of \$20 in 2024 as compared to \$50 in 2019 is a 60.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	0	0	20
ROAD & BRIDGE	0	0	20
DIME BOX ISD	0	0	20

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	700	1,000	860		
ROAD & BRIDGE	700	1,000	860		
DIME BOX ISD	700	1,000	860		

