

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

HOBBS TERRY ELAINE  
535 HOBBS LN  
ROBINSON TX 76706-7396



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: 95576 1648  
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		500 500 500	290 290 290	Lease: 13047      Type: REAL      Owner #: 95576 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .000395 Royalty Interest Category: G1 Railroad #: 13047  HB1984: The Appraised value of \$290 in 2024 as compared to \$340 in 2019 is a 14.71% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	500	0	290		
ROAD & BRIDGE	500	0	290		
DIME BOX ISD	500	0	290		

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	C	1,550	2,910	Lease: 17012	Type: REAL Owner #: 95576
ROAD & BRIDGE	C	1,550	2,910	Legal: WUBBENHORST W2/5RE	
DIME BOX ISD	C	1,550	2,910	MAGNOLIA OIL & GAS	
				AB 22 WALLACE J Y	
				RRC #17012	
				.004861 Royalty Interest	
				Category: G1	
				Railroad #: 17012	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,910 in 2024 as compared to \$3,150 in 2019 is a 7.62% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,550	1,050	1,860		
ROAD & BRIDGE	1,550	1,050	1,860		
DIME BOX ISD	1,550	1,050	1,860		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		130	130	Lease: 23071	Type: REAL Owner #: 95576
ROAD & BRIDGE		130	130	Legal: FLORENCE UNIT	
DIME BOX ISD		130	130	U S OPERATING INC	
				AB 22 WALLACE J Y	
				RRC #23071	
				.000333 Royalty Interest	
				Category: G1	
				Railroad #: 23071	
HB1984: The Appraised value of \$130 in 2024 as compared to \$110 in 2019 is a 18.18% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	130	0	130		
ROAD & BRIDGE	130	0	130		
DIME BOX ISD	130	0	130		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,180	1,050	2,280		
ROAD & BRIDGE	2,180	1,050	2,280		
DIME BOX ISD	2,180	1,050	2,280		