

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

ANDERSON DONALD F TRUST
% GWENNE E BUCK TRUSTEE
5602 SAINT MORITZ ST
BELLAIRE TX 77401-2617



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: 95635 88

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	50	110	Lease: 12548 Type: REAL Owner #: 95635
ROAD & BRIDGE	C	50	110	Legal: MAY UNIT
DIME BOX ISD	C	50	110	U S OPERATING INC AB 189 LAWRENCE C RRC #12548
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.002841 Override Royalty
HB1984: The Appraised value of \$110 in 2024 as compared to				\$270 in 2019 is a 59.26% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	50	50	60	
ROAD & BRIDGE	50	50	60	
DIME BOX ISD	50	50	60	

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 ROAD & BRIDGE DIME BOX ISD	12,340 12,340 12,340	7,230 7,230 7,230	Lease: 13047 Type: REAL Owner #: 95635 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047 .009811 Override Royalty Category: G1 Railroad #: 13047 HB1984: The Appraised value of \$7,230 in 2024 as compared to \$8,400 in 2019 is a 13.93% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	12,340 12,340 12,340	0 0 0	7,230 7,230 7,230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	870 870 870	970 970 970	Lease: 13388 Type: REAL Owner #: 95635 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .005317 Override Royalty Category: G1 Railroad #: 13388 HB1984: The Appraised value of \$970 in 2024 as compared to \$2,280 in 2019 is a 57.46% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	870 870 870	0 0 0	970 970 970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,330 1,330 1,330	1,890 1,890 1,890	Lease: 13988 Type: REAL Owner #: 95635 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988 .003765 Override Royalty Category: G1 Railroad #: 13988 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,890 in 2024 as compared to \$4,480 in 2019 is a 57.81% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,330 1,330 1,330	294 294 294	1,596 1,596 1,596

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	90 90 90	Lease: 14620 Type: REAL Owner #: 95635 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620 .000119 Override Royalty Category: G1 Railroad #: 14620 HB1984: The Appraised value of \$90 in 2024 as compared to \$80 in 2019 is a 12.50% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	0 0 0	90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	90 90 90	80 80 80	Lease: 16728 Type: REAL Owner #: 95635 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728 .000542 Override Royalty Category: G1 Railroad #: 16728 HB1984: The Appraised value of \$80 in 2024 as compared to \$100 in 2019 is a 20.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	90 90 90	0 0 0	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	180 180 180	1,190 1,190 1,190	Lease: 17468 Type: REAL Owner #: 95635 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .007454 Override Royalty Category: G1 Railroad #: 17468 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,190 in 2024 as compared to \$760 in 2019 is a 56.58% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	180 180 180	974 974 974	216 216 216

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	80 80 80	Lease: 18886 Type: REAL Owner #: 95635 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886 .000184 Override Royalty Category: G1 Railroad #: 18886 HB1984: The Appraised value of \$80 in 2024 as compared to \$60 in 2019 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	0 0 0	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	140 140 140	Lease: 20529 Type: REAL Owner #: 95635 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .000456 Override Royalty Category: G1 Railroad #: 20529 HB1984: The Appraised value of \$140 in 2024 as compared to \$150 in 2019 is a 6.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	0 0 0	140 140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,400 1,400 1,400	1,380 1,380 1,380	Lease: 23071 Type: REAL Owner #: 95635 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .003406 Override Royalty Category: G1 Railroad #: 23071 HB1984: The Appraised value of \$1,380 in 2024 as compared to \$1,150 in 2019 is a 20.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,400 1,400 1,400	0 0 0	1,380 1,380 1,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,490 3,490 1,150 2,340	2,740 2,740 910 1,840	Lease: 23160 Type: REAL Owner #: 95635 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .004693 Override Royalty Category: G1 Railroad #: 23160 HB1984: The Appraised value of \$2,740 in 2024 as compared to \$3,840 in 2019 is a 28.65% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,490 3,490 1,150 2,340	0 0 0 0	2,740 2,740 910 1,840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	5,630 5,630 2,250 3,380	3,450 3,450 1,380 2,070	Lease: 23321 Type: REAL Owner #: 95635 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .003193 Override Royalty Category: G1 Railroad #: 23321 HB1984: The Appraised value of \$3,450 in 2024 as compared to \$3,120 in 2019 is a 10.58% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	5,630 5,630 2,250 3,380	0 0 0 0	3,450 3,450 1,380 2,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	40 40 40	Lease: 23334 Type: REAL Owner #: 95635 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334 .000150 Override Royalty Category: G1 Railroad #: 23334 No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,970 4,970 4,970	5,440 5,440 5,440	Lease: 128600 Type: REAL Owner #: 95635 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600 .010000 Override Royalty Category: G1 Railroad #: 128600 HB1984: The Appraised value of \$5,440 in 2024 as compared to \$4,170 in 2019 is a 30.46% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	4,970	0	5,440
ROAD & BRIDGE	4,970	0	5,440
GIDDINGS ISD	4,970	0	5,440

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	30,690	1,318	23,512		
ROAD & BRIDGE	30,690	1,318	23,512		
DIME BOX ISD	19,690	344	13,836		
GIDDINGS ISD	11,000	974	9,686		

