

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

BEAMAN JAMES HOWARD
1607 EVERGLADES DR
TYLER TX 75703-2010

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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: 95784 230

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	230 230 230	230 230 230	Lease: 11984 Type: REAL Owner #: 95784 Legal: HELEN #1 UNIT DALLAS PETRO GROUP AB 302 SORSBY W A RRC #11984 .010310 Royalty Interest Category: G1 Railroad #: 11984
HB1984: The Appraised value of \$230 in 2024 as compared to \$830 in 2019 is a 72.29% decrease.			
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

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	7,480	19,910	Lease: 15586	Type: REAL Owner #: 95784
ROAD & BRIDGE	C	7,480	19,910	Legal: ERIN	
DIME BOX ISD	C	7,480	19,910	U S OPERATING INC	
				AB 302 SORSBY W A	
				RRC #15586	
				.021737 Royalty Interest	
				Category: G1	
				Railroad #: 15586	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$19,910 in 2024 as compared to \$5,570 in 2019 is a 257.45% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	7,480	10,934	8,976		
ROAD & BRIDGE	7,480	10,934	8,976		
DIME BOX ISD	7,480	10,934	8,976		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		8,800	9,280	Lease: 24690	Type: REAL Owner #: 95784
ROAD & BRIDGE		8,800	9,280	Legal: PETERSON NANCY	
DIME BOX ISD		8,800	9,280	U S OPERATING INC	
				AB 302 SORSBY W A	
				RRC #24690	
				.011645 Royalty Interest	
				Category: G1	
				Railroad #: 24690	
HB1984: The Appraised value of \$9,280 in 2024 as compared to \$8,220 in 2019 is a 12.90% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	8,800	0	9,280		
ROAD & BRIDGE	8,800	0	9,280		
DIME BOX ISD	8,800	0	9,280		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	16,510	10,934	18,486		
ROAD & BRIDGE	16,510	10,934	18,486		
DIME BOX ISD	16,510	10,934	18,486		