

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

BEN-NUN DEBORAH
4317 PALLADIO DR
AUSTIN TX 78731-1801



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:	95836 296
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	13,850	18,210	Lease: 11835 Type: REAL Owner #: 95836
ROAD & BRIDGE	C	13,850	18,210	Legal: HILLIARD UNIT
DIME BOX ISD	C	13,850	18,210	U S OPERATING INC
				AB 197 LOFTIN G B
				RRC #11835
				.046225 Royalty Interest
				Category: G1
				Railroad #: 11835
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$18,210 in 2024 as compared to \$33,180 in 2019 is a 45.12% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	13,850	1,590	16,620	
ROAD & BRIDGE	13,850	1,590	16,620	
DIME BOX ISD	13,850	1,590	16,620	

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	60 60 60	70 70 70	Lease: 12606 Type: REAL Owner #: 95836 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606 .000122 Royalty Interest Category: G1 Railroad #: 12606 HB1984: The Appraised value of \$70 in 2024 as compared to \$40 in 2019 is a 75.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	0 0 0	70 70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	7,010 7,010 7,010	14,230 14,230 14,230	Lease: 13764 Type: REAL Owner #: 95836 Legal: DAISY U S OPERATING INC AB 27 ARMSTRONG L M RRC #13764 .039386 Royalty Interest Category: G1 Railroad #: 13764 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$14,230 in 2024 as compared to \$20,180 in 2019 is a 29.48% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	7,010 7,010 7,010	5,818 5,818 5,818	8,412 8,412 8,412

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,640 6,640 6,640	7,510 7,510 7,510	Lease: 15483 Type: REAL Owner #: 95836 Legal: VIRGINIA UNIT U S OPERATING INC AB 207 MANCHA J F RRC #15483 .037676 Royalty Interest Category: G1 Railroad #: 15483 HB1984: The Appraised value of \$7,510 in 2024 as compared to \$6,070 in 2019 is a 23.72% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,640 6,640 6,640	0 0 0	7,510 7,510 7,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,880 4,880 4,880	12,990 12,990 12,990	Lease: 15586 Type: REAL Owner #: 95836 Legal: ERIN U S OPERATING INC AB 302 SORSBY W A RRC #15586 .014184 Royalty Interest Category: G1 Railroad #: 15586 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$12,990 in 2024 as compared to \$3,640 in 2019 is a 256.87% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,880 4,880 4,880	7,134 7,134 7,134	5,856 5,856 5,856

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	4,270 4,270 4,270	3,830 3,830 3,830	Lease: 23334 Type: REAL Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334 .015214 Royalty Interest Category: G1 Railroad #: 23334	Owner #: 95836	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,270 4,270 4,270	0 0 0	3,830 3,830 3,830		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$40 in 2024 as compared to \$20 in 2019 is a 100.00% increase.	40 40 40	40 40 40	Lease: 24179 Type: REAL Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179 .000122 Royalty Interest Category: G1 Railroad #: 24179	Owner #: 95836	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$24,340 in 2024 as compared to \$21,560 in 2019 is a 12.89% increase.	23,080 23,080 23,080	24,340 24,340 24,340	Lease: 24690 Type: REAL Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690 .030529 Royalty Interest Category: G1 Railroad #: 24690	Owner #: 95836	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	23,080 23,080 23,080	0 0 0	24,340 24,340 24,340		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2019 Hist	50 50 50	50 50 50	Lease: 720241 Type: REAL Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752 .000008 Royalty Interest Category: G1 Railroad #: 27722	Owner #: 95836	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	0 0 0	50 50 50		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	59,880	14,542	66,728		
ROAD & BRIDGE	59,880	14,542	66,728		
DIME BOX ISD	55,610	14,542	62,898		
GIDDINGS ISD	4,270	0	3,830		