

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

BLAHA ALBERT J JR INDIVIDUALLY  
201 RUGEN LN  
COLLEGE STATION TX 77845



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: 95945 374

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	3,590 3,590 3,590	3,790 3,790 3,790	Lease: 11992    Type: REAL    Owner #: 95945 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992  .004888 Royalty Interest Category: G1 Railroad #: 11992		
HB1984: The Appraised value of \$3,790 in 2024 as compared to \$5,460 in 2019 is a 30.59% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	3,590	0	3,790		
ROAD & BRIDGE	3,590	0	3,790		
DIME BOX ISD	3,590	0	3,790		

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	2,760	3,470	Lease: 12039	Type: REAL Owner #: 95945
ROAD & BRIDGE	C	2,760	3,470	Legal: STEIN J #1	
DIME BOX ISD	C	2,760	3,470	MAGNOLIA OIL & GAS	
				AB 1 AUSTIN S F	
				RRC #12039	
				.004889 Royalty Interest	
				Category: G1	
				Railroad #: 12039	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,470 in 2024 as compared to \$2,220 in 2019 is a 56.31% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	2,760	158	3,312		
ROAD & BRIDGE	2,760	158	3,312		
DIME BOX ISD	2,760	158	3,312		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		1,370	1,140	Lease: 17786	Type: REAL Owner #: 95945
ROAD & BRIDGE		1,370	1,140	Legal: LOUIS "B"	
DIME BOX ISD		1,370	1,140	MAGNOLIA OIL & GAS	
				AB 1 AUSTIN S F	
				RRC #17786	
				.002884 Royalty Interest	
				Category: G1	
				Railroad #: 17786	
HB1984: The Appraised value of \$1,140 in 2024 as compared to \$1,090 in 2019 is a 4.59% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,370	0	1,140		
ROAD & BRIDGE	1,370	0	1,140		
DIME BOX ISD	1,370	0	1,140		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	7,720	158	8,242		
ROAD & BRIDGE	7,720	158	8,242		
DIME BOX ISD	7,720	158	8,242		