

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

BRAME HELEN HILLIARD
PO BOX Y
ELDORADO TX 76936-1249



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: 96045 468
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	11,630	15,300	Lease: 11835 Type: REAL Owner #: 96045
ROAD & BRIDGE	C	11,630	15,300	Legal: HILLIARD UNIT
DIME BOX ISD	C	11,630	15,300	U S OPERATING INC AB 197 LOFTIN G B RRC #11835 .038827 Royalty Interest Category: G1 Railroad #: 11835
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$15,300 in 2024 as compared to \$27,870 in 2019 is a 45.10% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	11,630	1,344	13,956	
ROAD & BRIDGE	11,630	1,344	13,956	
DIME BOX ISD	11,630	1,344	13,956	

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

SEC 25.19

PAGE

1 OF

4

1171

OWNER #:

96045

4/24/24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	60 60 60	Lease: 12606 Type: REAL Owner #: 96045 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606 .000098 Royalty Interest Category: G1 Railroad #: 12606 HB1984: The Appraised value of \$60 in 2024 as compared to \$30 in 2019 is a 100.00% increase.
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	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,780 5,780 5,780	11,740 11,740 11,740	Lease: 13764 Type: REAL Owner #: 96045 Legal: DAISY U S OPERATING INC AB 27 ARMSTRONG L M RRC #13764 .032475 Royalty Interest Category: G1 Railroad #: 13764 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$11,740 in 2024 as compared to \$16,640 in 2019 is a 29.45% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,780 5,780 5,780	4,804 4,804 4,804	6,936 6,936 6,936

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,460 5,460 5,460	6,180 6,180 6,180	Lease: 15483 Type: REAL Owner #: 96045 Legal: VIRGINIA UNIT U S OPERATING INC AB 207 MANCHA J F RRC #15483 .031001 Royalty Interest Category: G1 Railroad #: 15483 HB1984: The Appraised value of \$6,180 in 2024 as compared to \$4,990 in 2019 is a 23.85% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,460 5,460 5,460	0 0 0	6,180 6,180 6,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,100 4,100 4,100	10,910 10,910 10,910	Lease: 15586 Type: REAL Owner #: 96045 Legal: ERIN U S OPERATING INC AB 302 SORSBY W A RRC #15586 .011915 Royalty Interest Category: G1 Railroad #: 15586 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$10,910 in 2024 as compared to \$3,050 in 2019 is a 257.70% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,100 4,100 4,100	5,990 5,990 5,990	4,920 4,920 4,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist	3,650 3,650 3,650	3,270 3,270 3,270	Lease: 23334 Type: REAL Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334 .013010 Royalty Interest Category: G1 Railroad #: 23334	Owner #: 96045	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,650 3,650 3,650	0 0 0	3,270 3,270 3,270		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$30 in 2024 as compared to \$20 in 2019 is a 50.00% increase.	30 30 30	30 30 30	Lease: 24179 Type: REAL Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179 .000098 Royalty Interest Category: G1 Railroad #: 24179	Owner #: 96045	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	0 0 0	30 30 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$20,440 in 2024 as compared to \$18,110 in 2019 is a 12.87% increase.	19,390 19,390 19,390	20,440 20,440 20,440	Lease: 24690 Type: REAL Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690 .025645 Royalty Interest Category: G1 Railroad #: 24690	Owner #: 96045	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	19,390 19,390 19,390	0 0 0	20,440 20,440 20,440		

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 .000007 Royalty Interest Category: G1 Railroad #: 27722	Owner #: 96045	
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	50,140	12,138	55,842		
ROAD & BRIDGE	50,140	12,138	55,842		
DIME BOX ISD	46,490	12,138	52,572		
GIDDINGS ISD	3,650	0	3,270		