

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 LUKE VAUGHAN
5418 ENCLAVE CT
SAN ANGELO TX 76904



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: 96047 470
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	550	730	Lease: 11835 Type: REAL Owner #: 96047
ROAD & BRIDGE	C	550	730	Legal: HILLIARD UNIT
DIME BOX ISD	C	550	730	U S OPERATING INC AB 197 LOFTIN G B RRC #11835 .001849 Royalty Interest Category: G1 Railroad #: 11835
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$730 in 2024 as compared to \$1,330 in 2019 is a 45.11% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	550	70	660	
ROAD & BRIDGE	550	70	660	
DIME BOX ISD	550	70	660	

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

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1179

OWNER #:

96047

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	310	620	Lease: 13764 Type: REAL Owner #: 96047		
ROAD & BRIDGE	C	310	620	Legal: DAISY		
DIME BOX ISD	C	310	620	U S OPERATING INC AB 27 ARMSTRONG L M RRC #13764		
				.001728 Royalty Interest Category: G1 Railroad #: 13764		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$620 in 2024				as compared to \$890 in 2019 is a 30.34% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		310	248	372		
ROAD & BRIDGE		310	248	372		
DIME BOX ISD		310	248	372		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		290	330	Lease: 15483 Type: REAL Owner #: 96047		
ROAD & BRIDGE		290	330	Legal: VIRGINIA UNIT		
DIME BOX ISD		290	330	U S OPERATING INC		
				AB 207 MANCHA J F		
				RRC #15483		
				.001669 Royalty Interest		
				Category: G1		
				Railroad #: 15483		
HB1984: The Appraised value of \$330 in 2024				as compared to \$270 in 2019 is a 22.22% increase.		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	290		0	330		
ROAD & BRIDGE	290		0	330		
DIME BOX ISD	290		0	330		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	200	520	Lease: 15586	Type: REAL	Owner #: 96047
ROAD & BRIDGE	C	200	520	Legal: ERIN		
DIME BOX ISD	C	200	520	U S OPERATING INC		
				AB 302 SORSBY W A		
				RRC #15586		
				.000567 Royalty Interest		
				Category: G1		
				Railroad #: 15586		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$520 in 2024 as compared to \$150 in 2019 is a 246.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		200	280	240		
ROAD & BRIDGE		200	280	240		
DIME BOX ISD		200	280	240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		160	140	Lease: 23334	Type: REAL Owner #: 96047
ROAD & BRIDGE		160	140	Legal: LEHMANN-BLUME 1RE	
GIDDINGS ISD	G	160	140	MAGNOLIA OIL & GAS	
				AB 207 MANCHA J F	
				RRC #23334	
				.000551 Royalty Interest	
				Category: G1	
				Railroad #: 23334	
Deductions: (G)=LESS THAN \$500 MIN INT					
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	160	0	140		
ROAD & BRIDGE	160	0	140		
GIDDINGS ISD	0	140	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		920	970	Lease: 24690	Type: REAL Owner #: 96047
ROAD & BRIDGE		920	970	Legal: PETERSON NANCY	
DIME BOX ISD		920	970	U S OPERATING INC	
				AB 302 SORSBY W A	
				RRC #24690	
				.001221 Royalty Interest	
				Category: G1	
				Railroad #: 24690	
HB1984: The Appraised value of \$970 in 2024 as compared to \$860 in 2019 is a 12.79% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	920	0	970		
ROAD & BRIDGE	920	0	970		
DIME BOX ISD	920	0	970		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,430	598	2,712		
ROAD & BRIDGE	2,430	598	2,712		
DIME BOX ISD	2,270	598	2,572		
GIDDINGS ISD	0	140	0		

