

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

CLEMONS MATTIE M DAWSON ESTATE  
% EDDIE BENSON  
117 JOSEPHINE ST  
GIDDINGS TX 78942



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: 96331 725  
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	440 440 440	430 430 430	Lease: 12877 Type: REAL Owner #: 96331 Legal: GINGER UNIT TEX-LEE OPERATING CO AB 1 AUSTIN S F RRC #12877  .003386 Royalty Interest Category: G1 Railroad #: 12877
HB1984: The Appraised value of \$430 in 2024 as compared to \$190 in 2019 is a 126.32% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	440 440 440	0 0 0	430 430 430

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	990	2,210	Lease: 22738	Type: REAL	Owner #: 96331
ROAD & BRIDGE	C	990	2,210	Legal: MARTHA		
DIME BOX ISD	C	990	2,210	DALLAS PETRO GROUP		
				AB 22 WALLACE J Y		
				RRC #22738		
				.018162 Royalty Interest		
				Category: G1		
				Railroad #: 22738		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,210 in 2024 as compared to \$1,750 in 2019 is a 26.29% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	990	1,022	1,188			
ROAD & BRIDGE	990	1,022	1,188			
DIME BOX ISD	990	1,022	1,188			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,870	1,950	Lease: 720241	Type: REAL	Owner #: 96331
ROAD & BRIDGE		1,870	1,950	Legal: MCCOY 1H		
DIME BOX ISD		1,870	1,950	WILDFIRE ENERGY OPER		
				AB 22 WALLACE J Y		
				RRC 27722 DP 842752		
				.000290 Royalty Interest		
				Category: G1		
				Railroad #: 27722		
No 2019 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	1,870	0	1,950			
ROAD & BRIDGE	1,870	0	1,950			
DIME BOX ISD	1,870	0	1,950			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	3,300	1,022	3,568		
ROAD & BRIDGE	3,300	1,022	3,568		
DIME BOX ISD	3,300	1,022	3,568		