

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

COFFMAN THOMAS D
33 ST CLAIRE AVE

CHARLOTTETOWN PEI C1A 2C7 CNDA



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: 96342 732

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	170	410	Lease: 12548	Type: REAL	Owner #: 96342
ROAD & BRIDGE	C	170	410	Legal: MAY UNIT		
DIME BOX ISD	C	170	410	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #12548		Agent: 998
				.010492 Override Royalty		
				Category: G1		
				Railroad #: 12548		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$410 in 2024 as compared to \$1,010 in 2019 is a 59.41% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		170	206	204		
ROAD & BRIDGE		170	206	204		
DIME BOX ISD		170	206	204		

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	680 680 680	560 560 560	Lease: 18886 Type: REAL Owner #: 96342 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886 .002983 Override Royalty Category: G1 Railroad #: 18886 Agent: 998 HB1984: The Appraised value of \$560 in 2024 as compared to \$450 in 2019 is a 24.44% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	680 680 680	0 0 0	560 560 560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,590 1,590 1,590	1,670 1,670 1,670	Lease: 20529 Type: REAL Owner #: 96342 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .005606 Override Royalty Category: G1 Railroad #: 20529 Agent: 998 HB1984: The Appraised value of \$1,670 in 2024 as compared to \$1,780 in 2019 is a 6.18% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,590 1,590 1,590	0 0 0	1,670 1,670 1,670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	C 6,260 C 6,260 C 3,130 C 3,130	8,730 8,730 4,370 4,370	Lease: 20743 Type: REAL Owner #: 96342 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743 .015092 Override Royalty Category: G1 Railroad #: 20743 Agent: 998 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$8,730 in 2024 as compared to \$9,430 in 2019 is a 7.42% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	6,260 6,260 3,130 3,130	1,218 1,218 614 614	7,512 7,512 3,756 3,756

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	30 30 30	Lease: 23071 Type: REAL Owner #: 96342 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000067 Override Royalty Category: G1 Railroad #: 23071 Agent: 998 HB1984: The Appraised value of \$30 in 2024 as compared to \$20 in 2019 is a 50.00% increase.
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	800 800 800	810 810 810	Lease: 23856 Type: REAL Owner #: 96342 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856 .001184 Override Royalty Category: G1 Railroad #: 23856 Agent: 998 HB1984: The Appraised value of \$810 in 2024 as compared to \$690 in 2019 is a 17.39% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	800 800 800	0 0 0	810 810 810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	C 6,560 C 6,560 C 3,800 C 2,750	11,730 11,730 6,800 4,930	Lease: 105504 Type: REAL Owner #: 96342 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504 .025807 Override Royalty Category: G1 Railroad #: 105504 Agent: 998 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$11,730 in 2024 as compared to \$7,370 in 2019 is a 59.16% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	6,560 6,560 3,800 2,750	3,858 3,858 2,240 1,630	7,872 7,872 4,560 3,300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,530 1,530 1,530	1,580 1,580 1,580	Lease: 158022 Type: REAL Owner #: 96342 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022 .002357 Override Royalty Category: G1 Railroad #: 158022 Agent: 998 HB1984: The Appraised value of \$1,580 in 2024 as compared to \$1,590 in 2019 is a .63% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	1,530	0	1,580
ROAD & BRIDGE	1,530	0	1,580
GIDDINGS ISD	1,530	0	1,580

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	17,620	5,282	20,238		
ROAD & BRIDGE	17,620	5,282	20,238		
DIME BOX ISD	10,200	3,060	11,590		
GIDDINGS ISD	7,410	2,244	8,636		