

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

COSTELLO VICTORIA H DULA
303 RIO BRAVO RD
GEORGETOWN TX 78628-7121



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: 96451 788

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	10	20	Lease: 12548 Type: REAL Owner #: 96451
ROAD & BRIDGE	C	10	20	Legal: MAY UNIT
DIME BOX ISD	C	10	20	U S OPERATING INC AB 189 LAWRENCE C RRC #12548
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000542 Override Royalty
HB1984: The Appraised value of \$20 in 2024 as compared to \$50 in 2019 is a 60.00% decrease.				Category: G1
				Railroad #: 12548
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	10	8	12	
ROAD & BRIDGE	10	8	12	
DIME BOX ISD	10	8	12	

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

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5

2027

OWNER #:

96451

4/24/24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,350 2,350 2,350	1,380 1,380 1,380	Lease: 13047 Type: REAL Owner #: 96451 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047 .001869 Override Royalty Category: G1 Railroad #: 13047 HB1984: The Appraised value of \$1,380 in 2024 as compared to \$1,600 in 2019 is a 13.75% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,350 2,350 2,350	0 0 0	1,380 1,380 1,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	160 160 160	180 180 180	Lease: 13388 Type: REAL Owner #: 96451 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .000960 Override Royalty Category: G1 Railroad #: 13388 HB1984: The Appraised value of \$180 in 2024 as compared to \$410 in 2019 is a 56.10% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	160 160 160	0 0 0	180 180 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	270 270 270	380 380 380	Lease: 13988 Type: REAL Owner #: 96451 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988 .000756 Override Royalty Category: G1 Railroad #: 13988 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$380 in 2024 as compared to \$900 in 2019 is a 57.78% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	270 270 270	56 56 56	324 324 324

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	20 20 20	Lease: 14620 Type: REAL Owner #: 96451 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620 .000024 Override Royalty Category: G1 Railroad #: 14620 HB1984: The Appraised value of \$20 in 2024 as compared to \$20 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	20 20 20	Lease: 16728 Type: REAL Owner #: 96451 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728 .000103 Override Royalty Category: G1 Railroad #: 16728 HB1984: The Appraised value of \$20 in 2024 as compared to \$20 in 2019 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 30 C 30 C 30	230 230 230	Lease: 17468 Type: REAL Owner #: 96451 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .001421 Override Royalty Category: G1 Railroad #: 17468 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$230 in 2024 as compared to \$140 in 2019 is a 64.29% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	194 194 194	36 36 36		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	10 10 10	Lease: 18886 Type: REAL Owner #: 96451 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886 .000034 Override Royalty Category: G1 Railroad #: 18886 HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	40 40 40	Lease: 20529 Type: REAL Owner #: 96451 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .000126 Override Royalty Category: G1 Railroad #: 20529 HB1984: The Appraised value of \$40 in 2024 as compared to \$40 in 2019 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	280 280 280	270 270 270	Lease: 23071 Type: REAL Owner #: 96451 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000648 Override Royalty Category: G1 Railroad #: 23071 HB1984: The Appraised value of \$270 in 2024 as compared to \$220 in 2019 is a 22.73% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	280 280 280	0 0 0	270 270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	670 670 220 450	520 520 170 350	Lease: 23160 Type: REAL Owner #: 96451 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .000894 Override Royalty Category: G1 Railroad #: 23160 HB1984: The Appraised value of \$520 in 2024 as compared to \$730 in 2019 is a 28.77% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	670 670 220 450	0 0 0 0	520 520 170 350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	660 660 270 400	410 410 160 240	Lease: 23321 Type: REAL Owner #: 96451 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .000983 Override Royalty Category: G1 Railroad #: 23321 HB1984: The Appraised value of \$410 in 2024 as compared to \$370 in 2019 is a 10.81% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	660 660 270 400	0 0 0 0	410 410 160 240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	10 10 10	Lease: 23334 Type: REAL Owner #: 96451 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334 .000029 Override Royalty Category: G1 Railroad #: 23334 No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	950 950 950	1,040 1,040 1,040	Lease: 128600 Type: REAL Owner #: 96451 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600 .001905 Override Royalty Category: G1 Railroad #: 128600 HB1984: The Appraised value of \$1,040 in 2024 as compared to \$790 in 2019 is a 31.65% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	950	0	1,040
ROAD & BRIDGE	950	0	1,040
GIDDINGS ISD	950	0	1,040

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	5,480	258	4,272		
ROAD & BRIDGE	5,480	258	4,272		
DIME BOX ISD	3,630	64	2,566		
GIDDINGS ISD	1,860	194	1,696		

