

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

FORMAN MAURY B  
2415 2ND AVE APT 541  
SEATTLE WA 98121-1432



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: 96975 1192

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	35,780	46,370	Lease: 12606 Type: REAL Owner #: 96975
ROAD & BRIDGE	C	35,780	46,370	Legal: CHERYL #2RE
DIME BOX ISD	C	35,780	46,370	U S OPERATING INC AB 22 WALLACE J Y RRC #12606
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.078125 Royalty Interest
HB1984: The Appraised value of \$46,370 in 2024 as compared				Category: G1
				Railroad #: 12606
				to \$26,180 in 2019 is a 77.12% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	35,780	3,434	42,936	
ROAD & BRIDGE	35,780	3,434	42,936	
DIME BOX ISD	35,780	3,434	42,936	

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

2

3151

OWNER #:

96975

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	22,500	27,440	Lease: 24179	Type: REAL Owner #: 96975
ROAD & BRIDGE	C	22,500	27,440	Legal: CHERYL #1RE	
DIME BOX ISD	C	22,500	27,440	U S OPERATING INC	
				AB 22 WALLACE J Y	
				RRC #24179	
				.078125 Royalty Interest	
				Category: G1	
				Railroad #: 24179	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$27,440 in 2024 as compared to \$14,360 in 2019 is a 91.09% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	22,500	440	27,000		
ROAD & BRIDGE	22,500	440	27,000		
DIME BOX ISD	22,500	440	27,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		13,220	13,810	Lease: 720241	Type: REAL Owner #: 96975
ROAD & BRIDGE		13,220	13,810	Legal: MCCOY 1H	
DIME BOX ISD		13,220	13,810	WILDFIRE ENERGY OPER	
				AB 22 WALLACE J Y	
				RRC 27722 DP 842752	
				.002051 Royalty Interest	
				Category: G1	
				Railroad #: 27722	
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	13,220	0	13,810		
ROAD & BRIDGE	13,220	0	13,810		
DIME BOX ISD	13,220	0	13,810		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	71,500	3,874	83,746		
ROAD & BRIDGE	71,500	3,874	83,746		
DIME BOX ISD	71,500	3,874	83,746		