

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

GREGORY THEODORE R
7158 FM 141
DIME BOX TX 77853-5026



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:	97250 1406
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	680	860	Lease: 12039	Type: REAL	Owner #: 97250
ROAD & BRIDGE	C	680	860	Legal: STEIN J #1		
DIME BOX ISD	C	680	860	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #12039		
				.001205 Royalty Interest		
				Category: G1		
				Railroad #: 12039		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$860 in 2024 as compared to \$550 in 2019 is a 56.36% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		680	44	816		
ROAD & BRIDGE		680	44	816		
DIME BOX ISD		680	44	816		

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	C	420	3,300	Lease: 14028	Type: REAL Owner #: 97250
ROAD & BRIDGE	C	420	3,300	Legal: GREGORY THEODORE	
DIME BOX ISD	C	420	3,300	MAGNOLIA OIL & GAS	
				AB 197 LOFTIN G B	
				RRC #14028	
				.015641 Royalty Interest	
				Category: G1	
				Railroad #: 14028	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,300 in 2024 as compared to \$1,490 in 2019 is a 121.48% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	420	2,796	504		
ROAD & BRIDGE	420	2,796	504		
DIME BOX ISD	420	2,796	504		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		560	580	Lease: 15261	Type: REAL Owner #: 97250
ROAD & BRIDGE		560	580	Legal: GREGORY MARGARET IRE	
DIME BOX ISD		560	580	DALLAS PETRO GROUP	
				AB 22 WALLACE J Y	
				RRC #15261	
				.006749 Royalty Interest	
				Category: G1	
				Railroad #: 15261	
HB1984: The Appraised value of \$580 in 2024 as compared to \$780 in 2019 is a 25.64% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	560	0	580		
ROAD & BRIDGE	560	0	580		
DIME BOX ISD	560	0	580		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	450	1,010	Lease: 22738	Type: REAL Owner #: 97250
ROAD & BRIDGE	C	450	1,010	Legal: MARTHA	
DIME BOX ISD	C	450	1,010	DALLAS PETRO GROUP	
				AB 22 WALLACE J Y	
				RRC #22738	
				.008298 Royalty Interest	
				Category: G1	
				Railroad #: 22738	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,010 in 2024 as compared to \$560 in 2019 is a 80.36% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	450	470	540		
ROAD & BRIDGE	450	470	540		
DIME BOX ISD	450	470	540		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,110	3,310	2,440		
ROAD & BRIDGE	2,110	3,310	2,440		
DIME BOX ISD	2,110	3,310	2,440		