

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

HART BARBARA
131 PENNY LN
ATHENS TX 75751-3247



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:	97388 1516
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	3,470	4,520	Lease: 12880 Type: REAL Owner #: 97388
ROAD & BRIDGE	C	3,470	4,520	Legal: STACEY LEE
DIME BOX ISD	C	3,470	4,520	U S OPERATING INC
				AB 296 SHELBOURN J A
				RRC #12880
				.004686 Royalty Interest
				Category: G1
				Railroad #: 12880
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$4,520 in 2024 as compared to \$2,210 in 2019 is a 104.52% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	3,470	356	4,164	
ROAD & BRIDGE	3,470	356	4,164	
DIME BOX ISD	3,470	356	4,164	

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	3,220	4,050	Lease: 13939	Type: REAL	Owner #: 97388
ROAD & BRIDGE	C	3,220	4,050	Legal: MARGARET 1RE & 2		
DIME BOX ISD	C	3,220	4,050	U S OPERATING INC		
				AB 296 SHELBOURN J A		
				RRC #13939		
				.004686 Royalty Interest		
				Category: G1		
				Railroad #: 13939		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$4,050 in 2024 as compared to \$1,470 in 2019 is a 175.51% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,220	186	3,864		
ROAD & BRIDGE		3,220	186	3,864		
DIME BOX ISD		3,220	186	3,864		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		3,130	3,540	Lease: 14620	Type: REAL	Owner #: 97388
ROAD & BRIDGE		3,130	3,540	Legal: MELISSA		
DIME BOX ISD		3,130	3,540	U S OPERATING INC		
				AB 207 MANCHA J F		
				RRC #14620		
				.004617 Royalty Interest		
				Category: G1		
				Railroad #: 14620		
HB1984: The Appraised value of \$3,540 in 2024 as compared to \$3,280 in 2019 is a 7.93% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,130	0	3,540		
ROAD & BRIDGE		3,130	0	3,540		
DIME BOX ISD		3,130	0	3,540		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		440	370	Lease: 15399	Type: REAL	Owner #: 97388
ROAD & BRIDGE		440	370	Legal: DIRK #2RE		
DIME BOX ISD		440	370	U S OPERATING INC		
				AB 296 SHELBOURN J A		
				RRC #15399		
				.004688 Royalty Interest		
				Category: G1		
				Railroad #: 15399		
HB1984: The Appraised value of \$370 in 2024 as compared to \$680 in 2019 is a 45.59% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		440	0	370		
ROAD & BRIDGE		440	0	370		
DIME BOX ISD		440	0	370		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,220	1,050	Lease: 15403	Type: REAL	Owner #: 97388
ROAD & BRIDGE		2,220	1,050	Legal: MILDRED		
DIME BOX ISD		2,220	1,050	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #15403		
				.004630 Royalty Interest		
				Category: G1		
				Railroad #: 15403		
HB1984: The Appraised value of \$1,050 in 2024 as compared to \$1,620 in 2019 is a 35.19% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,220	0	1,050		
ROAD & BRIDGE		2,220	0	1,050		
DIME BOX ISD		2,220	0	1,050		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,670	2,320	Lease: 16901	Type: REAL	Owner #: 97388
ROAD & BRIDGE	C	1,670	2,320	Legal: KATIE "J"		
DIME BOX ISD	C	1,670	2,320	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #16901		
				.004351 Royalty Interest		
				Category: G1		
				Railroad #: 16901		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,320 in 2024 as compared to \$2,460 in 2019 is a 5.69% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,670	316	2,004		
ROAD & BRIDGE		1,670	316	2,004		
DIME BOX ISD		1,670	316	2,004		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		590	460	Lease: 23160	Type: REAL	Owner #: 97388
ROAD & BRIDGE		590	460	Legal: MABEL UNIT		
DIME BOX ISD		190	150	U S OPERATING INC		
GIDDINGS ISD	G	390	310	AB 296 SHELBOURN J A & 207 MA		
				RRC #23160		
				.000789 Royalty Interest		
				Category: G1		
				Railroad #: 23160		
Deductions: (G)=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$460 in 2024 as compared to \$650 in 2019 is a 29.23% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		590	0	460		
ROAD & BRIDGE		590	0	460		
DIME BOX ISD		190	0	150		
GIDDINGS ISD		0	310	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,970	2,570	Lease: 24912	Type: REAL	Owner #: 97388
ROAD & BRIDGE	C	1,970	2,570	Legal: DELTA DAWN #1		
DIME BOX ISD	C	1,970	2,570	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #24912		
				.004687 Royalty Interest		
				Category: G1		
				Railroad #: 24912		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,570 in 2024 as compared to \$1,840 in 2019 is a 39.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,970	206	2,364		
ROAD & BRIDGE		1,970	206	2,364		
DIME BOX ISD		1,970	206	2,364		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,380	2,900	Lease: 25262	Type: REAL	Owner #: 97388
ROAD & BRIDGE	C	1,380	2,900	Legal: DELTA DAWN (NAVARRO)		
DIME BOX ISD	C	1,380	2,900	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #25262		
				.004688 Royalty Interest		
				Category: G1		
				Railroad #: 25262		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,900 in 2024 as compared to \$1,590 in 2019 is a 82.39% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,380	1,244	1,656		
ROAD & BRIDGE		1,380	1,244	1,656		
DIME BOX ISD		1,380	1,244	1,656		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,620	1,640	Lease: 25537 Type: REAL Owner #: 97388		
ROAD & BRIDGE		1,620	1,640	Legal: KERRY #1		
DIME BOX ISD		1,620	1,640	U S OPERATING INC AB 22 WALLACE J Y RRC #25537		
				.004687 Royalty Interest Category: G1 Railroad #: 25537		
HB1984: The Appraised value of \$1,640 in 2024 as compared to \$1,580 in 2019 is a 3.80% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	1,620	0	1,640			
ROAD & BRIDGE	1,620	0	1,640			
DIME BOX ISD	1,620	0	1,640			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,630	2,230	Lease: 25568 Type: REAL Owner #: 97388		
ROAD & BRIDGE		2,630	2,230	Legal: JANE #1		
DIME BOX ISD		2,630	2,230	U S OPERATING INC AB 22 WALLACE J Y RRC #25568		
				.004687 Royalty Interest Category: G1 Railroad #: 25568		
HB1984: The Appraised value of \$2,230 in 2024 as compared to \$1,670 in 2019 is a 33.53% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	2,630	0	2,230			
ROAD & BRIDGE	2,630	0	2,230			
DIME BOX ISD	2,630	0	2,230			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	140	890	Lease: 696486	Type: REAL	Owner #: 97388
ROAD & BRIDGE	C	140	890	Legal: IRENE #1		
DIME BOX ISD	C	140	890	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #25761		
				.004687 Royalty Interest		
				Category: G1		
				Railroad #: 25761		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$890 in 2024 as compared to \$890 in 2019 is a .00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		140	722	168		
ROAD & BRIDGE		140	722	168		
DIME BOX ISD		140	722	168		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	12,310 12,310 12,310	12,500 12,500 12,500	Lease: 720204 Type: REAL Owner #: 97388 Legal: YEGUA CREEK RANCH WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27071 DP 802066 .004687 Royalty Interest Category: G1 Railroad #: 27071 HB1984: The Appraised value of \$12,500 in 2024 as compared to \$15,990 in 2019 is a 21.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	12,310 12,310 12,310	0 0 0	12,500 12,500 12,500

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	34,790 34,790 34,390 0	3,030 3,030 3,030 310	36,010 36,010 35,700 0		

