

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

HILLIARD CHRISTOPHER L  
5810 CANDLEWOOD LN  
HOUSTON TX 77057-2097



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:	97518 1627
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	6,920	9,100	Lease: 11835 Type: REAL Owner #: 97518
ROAD & BRIDGE	C	6,920	9,100	Legal: HILLIARD UNIT
DIME BOX ISD	C	6,920	9,100	U S OPERATING INC
				AB 197 LOFTIN G B
				RRC #11835
				.023112 Royalty Interest
				Category: G1
				Railroad #: 11835
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$9,100 in 2024 as compared to \$16,590 in 2019 is a 45.15% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	6,920	796	8,304	
ROAD & BRIDGE	6,920	796	8,304	
DIME BOX ISD	6,920	796	8,304	

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

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4273

OWNER #:

97518

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION			
LEE COUNTY	C	3,510	7,120	Lease: 13764	Type: REAL	Owner #: 97518	
ROAD & BRIDGE	C	3,510	7,120	Legal: DAISY	U S OPERATING INC AB 27 ARMSTRONG L M RRC #13764  .019693 Royalty Interest Category: G1 Railroad #: 13764		
DIME BOX ISD	C	3,510	7,120				
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$7,120 in 2024 as compared to \$10,090 in 2019 is a 29.44% decrease.							
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)				
LEE COUNTY	3,510	2,908	4,212				
ROAD & BRIDGE	3,510	2,908	4,212				
DIME BOX ISD	3,510	2,908	4,212				

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		3,320	3,750	Lease: 15483    Type: REAL    Owner #: 97518		
ROAD & BRIDGE		3,320	3,750	Legal: VIRGINIA UNIT		
DIME BOX ISD		3,320	3,750	U S OPERATING INC AB 207 MANCHA J F RRC #15483		
				.018838 Royalty Interest		
				Category: G1		
				Railroad #: 15483		
HB1984: The Appraised value of \$3,750 in 2024 as compared to \$3,040 in 2019 is a 23.36% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	3,320	0	3,750			
ROAD & BRIDGE	3,320	0	3,750			
DIME BOX ISD	3,320	0	3,750			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION			
LEE COUNTY	C	2,440	6,500	Lease: 15586	Type: REAL	Owner #: 97518	
ROAD & BRIDGE	C	2,440	6,500	Legal: ERIN	U S OPERATING INC AB 302 SORSBY W A RRC #15586  .007092 Royalty Interest Category: G1 Railroad #: 15586		
DIME BOX ISD	C	2,440	6,500				
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$6,500 in 2024 as compared to \$1,820 in 2019 is a 257.14% increase.							
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)				
LEE COUNTY	2,440	3,572	2,928				
ROAD & BRIDGE	2,440	3,572	2,928				
DIME BOX ISD	2,440	3,572	2,928				

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	2,130 2,130 2,130	1,910 1,910 1,910	Lease: 23334 Type: REAL Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334  .007607 Royalty Interest Category: G1 Railroad #: 23334	Owner #: 97518	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,130 2,130 2,130	0 0 0	1,910 1,910 1,910		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  HB1984: The Appraised value of \$12,170 in 2024 as compared to \$10,780 in 2019 is a 12.89% increase.	11,540 11,540 11,540	12,170 12,170 12,170	Lease: 24690 Type: REAL Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690  .015265 Royalty Interest Category: G1 Railroad #: 24690	Owner #: 97518	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	11,540 11,540 11,540	0 0 0	12,170 12,170 12,170		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2019 Hist	30 30 30	30 30 30	Lease: 720241 Type: REAL Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752  .000004 Royalty Interest Category: G1 Railroad #: 27722	Owner #: 97518	
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		

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	29,890 29,890 27,760 2,130	7,276 7,276 7,276 0	33,304 33,304 31,394 1,910		

