

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

HINZE DONNA BETHKE  
804 COBBLE GATE DR  
BRENNHAM TX 77833-8210



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:	97527 1634
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		110	130	Lease: 13388      Type: REAL      Owner #: 97527	
ROAD & BRIDGE		110	130	Legal: OLEY UNIT 2	
DIME BOX ISD		110	130	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388	
No 2019 Hist				.000693 Royalty Interest Category: G1 Railroad #: 13388	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	110	0	130		
ROAD & BRIDGE	110	0	130		
DIME BOX ISD	110	0	130		

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

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	70	210	Lease: 21859	Type: REAL	Owner #: 97527
ROAD & BRIDGE	C	70	210	Legal: VESTA		
GIDDINGS ISD	C	70	210	TEX-LEE OPERATING CO		
				AB 207 MANCHA J F		
				RRC #21859		
				.001085 Royalty Interest		
				Category: G1		
				Railroad #: 21859		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		70	126	84		
ROAD & BRIDGE		70	126	84		
GIDDINGS ISD		70	126	84		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	600	800	Lease: 22315	Type: REAL	Owner #: 97527
ROAD & BRIDGE	C	600	800	Legal: DROEMER H UNIT		
GIDDINGS ISD	C	600	800	MAGNOLIA OIL & GAS		
				AB 329 VASHARY J		
				RRC #22315		
				.000894 Royalty Interest		
				Category: G1		
				Railroad #: 22315		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$800 in 2024 as compared to \$480 in 2019 is a 66.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		600	80	720		
ROAD & BRIDGE		600	80	720		
GIDDINGS ISD		600	80	720		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		690	360	Lease: 25340	Type: REAL	Owner #: 97527
ROAD & BRIDGE		690	360	Legal: B-P "A" 1		
DIME BOX ISD		690	360	LINDOW OIL & GAS LLC		
				AB 1 AUSTIN S F		
				RRC #25340		
				.017880 Royalty Interest		
				Category: G1		
				Railroad #: 25340		
HB1984: The Appraised value of \$360 in 2024 as compared to \$140 in 2019 is a 157.14% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		690	0	360		
ROAD & BRIDGE		690	0	360		
DIME BOX ISD		690	0	360		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	550	1,720	Lease: 25367	Type: REAL Owner #: 97527
ROAD & BRIDGE	C	550	1,720	Legal: B-P #2	
DIME BOX ISD	C	550	1,720	LINDOW OIL & GAS LLC	
				AB 1 AUSTIN S F	
				RRC #25367	
				.020833 Royalty Interest	
				Category: G1	
				Railroad #: 25367	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,720 in 2024 as compared to \$210 in 2019 is a 719.05% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	550	1,060	660		
ROAD & BRIDGE	550	1,060	660		
DIME BOX ISD	550	1,060	660		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,020	1,266	1,954		
ROAD & BRIDGE	2,020	1,266	1,954		
DIME BOX ISD	1,350	1,060	1,150		
GIDDINGS ISD	670	206	804		

