

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

HOLMAN RONALD O
8226 DOUGLAS AVE STE 550
DALLAS TX 75225-5945



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:	97578 1677
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	700	1,000	Lease: 13988	Type: REAL	Owner #: 97578
ROAD & BRIDGE	C	700	1,000	Legal: BIRDIE #1RE		
DIME BOX ISD	C	700	1,000	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #13988		
				.002000 Override Royalty		
				Category: G1		
				Railroad #: 13988		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,000 in 2024 as compared to \$2,380 in 2019 is a 57.98% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		700	160	840		
ROAD & BRIDGE		700	160	840		
DIME BOX ISD		700	160	840		

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 ROAD & BRIDGE DIME BOX ISD	980 980 980	1,110 1,110 1,110	Lease: 14620 Type: REAL Owner #: 97578 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620 .001451 Override Royalty Category: G1 Railroad #: 14620 HB1984: The Appraised value of \$1,110 in 2024 as compared to \$1,030 in 2019 is a 7.77% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	980 980 980	0 0 0	1,110 1,110 1,110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	230 230 230	110 110 110	Lease: 15403 Type: REAL Owner #: 97578 Legal: MILDRED U S OPERATING INC AB 22 WALLACE J Y RRC #15403 .000484 Override Royalty Category: G1 Railroad #: 15403 HB1984: The Appraised value of \$110 in 2024 as compared to \$170 in 2019 is a 35.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	230 230 230	0 0 0	110 110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	C 1,360 C 1,360 C 1,360	3,630 3,630 3,630	Lease: 15586 Type: REAL Owner #: 97578 Legal: ERIN U S OPERATING INC AB 302 SORSBY W A RRC #15586 .003960 Override Royalty Category: G1 Railroad #: 15586 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,630 in 2024 as compared to \$1,020 in 2019 is a 255.88% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,360 1,360 1,360	1,998 1,998 1,998	1,632 1,632 1,632

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	420 420 420	350 350 350	Lease: 15826 Type: REAL Owner #: 97578 Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826 .000775 Override Royalty Category: G1 Railroad #: 15826 HB1984: The Appraised value of \$350 in 2024 as compared to \$210 in 2019 is a 66.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	420 420 420	0 0 0	350 350 350

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,550	2,230	Lease: 16455	Type: REAL	Owner #: 97578
ROAD & BRIDGE	C	1,550	2,230	Legal: NORA		
DIME BOX ISD	C	1,550	2,230	U S OPERATING INC		
				AB 2 BEST H		
				RRC #16455		
				.002575 Override Royalty		
				Category: G1		
				Railroad #: 16455		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,230 in 2024 as compared to \$1,440 in 2019 is a 54.86% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,550	370	1,860		
ROAD & BRIDGE		1,550	370	1,860		
DIME BOX ISD		1,550	370	1,860		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	320	580	Lease: 16708	Type: REAL	Owner #: 97578
ROAD & BRIDGE	C	320	580	Legal: PHYLLIS		
GIDDINGS ISD	C	320	580	U S OPERATING INC		
				AB 83 DELAPLAIN A C		
				RRC #16708		
				.001136 Override Royalty		
				Category: G1		
				Railroad #: 16708		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$580 in 2024 as compared to \$400 in 2019 is a 45.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		320	196	384		
ROAD & BRIDGE		320	196	384		
GIDDINGS ISD		320	196	384		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		530	480	Lease: 16728	Type: REAL	Owner #: 97578
ROAD & BRIDGE		530	480	Legal: MOZELLE		
GIDDINGS ISD		530	480	U S OPERATING INC		
				AB 207 MANCHA J F		
				RRC #16728		
				.003154 Override Royalty		
				Category: G1		
				Railroad #: 16728		
HB1984: The Appraised value of \$480 in 2024 as compared to \$590 in 2019 is a 18.64% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		530	0	480		
ROAD & BRIDGE		530	0	480		
GIDDINGS ISD		530	0	480		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	590	820	Lease: 16901	Type: REAL	Owner #: 97578
ROAD & BRIDGE	C	590	820	Legal: KATIE "J"		
DIME BOX ISD	C	590	820	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #16901		
				.001528 Override Royalty		
				Category: G1		
				Railroad #: 16901		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$820 in 2024 as compared to \$860 in 2019 is a 4.65% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		590	112	708		
ROAD & BRIDGE		590	112	708		
DIME BOX ISD		590	112	708		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	60	400	Lease: 17468	Type: REAL	Owner #: 97578
ROAD & BRIDGE	C	60	400	Legal: MAXYE #1-RE		
GIDDINGS ISD	C	60	400	U S OPERATING INC		
				AB 207 MANCHA J F & 189 LAWRE		
				RRC #17468		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 17468		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$400 in 2024 as compared to \$250 in 2019 is a 60.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		60	328	72		
ROAD & BRIDGE		60	328	72		
GIDDINGS ISD		60	328	72		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,600	5,550	Lease: 22289	Type: REAL	Owner #: 97578
ROAD & BRIDGE	C	3,600	5,550	Legal: DUNCAN 1		
GIDDINGS ISD	C	3,600	5,550	MAGNOLIA OIL & GAS		
				AB 52 BBB & CRR CO		
				RRC #22289		
				.015120 Override Royalty		
				Category: G1		
				Railroad #: 22289		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$5,550 in 2024 as compared to \$6,380 in 2019 is a 13.01% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,600	1,230	4,320		
ROAD & BRIDGE		3,600	1,230	4,320		
GIDDINGS ISD		3,600	1,230	4,320		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	530 530 210 320	330 330 130 200	Lease: 23321 Type: REAL Owner #: 97578 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .000791 Override Royalty Category: G1 Railroad #: 23321 HB1984: The Appraised value of \$330 in 2024 as compared to \$300 in 2019 is a 10.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	530 530 210 320	0 0 0 0	330 330 130 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,090 2,090 2,090	2,200 2,200 2,200	Lease: 24690 Type: REAL Owner #: 97578 Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690 .002761 Override Royalty Category: G1 Railroad #: 24690 HB1984: The Appraised value of \$2,200 in 2024 as compared to \$1,950 in 2019 is a 12.82% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,090 2,090 2,090	0 0 0	2,200 2,200 2,200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	980 980 980	710 710 710	Lease: 24711 Type: REAL Owner #: 97578 Legal: SUSAN MARIE U S OPERATING INC AB 22 WALLACE J Y RRC #24711 .002388 Override Royalty Category: G1 Railroad #: 24711 HB1984: The Appraised value of \$710 in 2024 as compared to \$1,200 in 2019 is a 40.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	980 980 980	0 0 0	710 710 710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,050 1,050 1,050	1,370 1,370 1,370	Lease: 24912 Type: REAL Owner #: 97578 Legal: DELTA DAWN #1 U S OPERATING INC AB 22 WALLACE J Y RRC #24912 .002500 Override Royalty Category: G1 Railroad #: 24912 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,370 in 2024 as compared to \$980 in 2019 is a 39.80% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,050 1,050 1,050	110 110 110	1,260 1,260 1,260

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	740	1,550	Lease: 25262	Type: REAL	Owner #: 97578
ROAD & BRIDGE	C	740	1,550	Legal: DELTA DAWN (NAVARRO)		
DIME BOX ISD	C	740	1,550	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #25262		
				.002500 Override Royalty		
				Category: G1		
				Railroad #: 25262		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,550 in 2024 as compared to \$850 in 2019 is a 82.35% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		740	662	888		
ROAD & BRIDGE		740	662	888		
DIME BOX ISD		740	662	888		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20	100	Lease: 696486	Type: REAL	Owner #: 97578
ROAD & BRIDGE	C	20	100	Legal: IRENE #1		
DIME BOX ISD	C	20	100	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #25761		
				.000521 Override Royalty		
				Category: G1		
				Railroad #: 25761		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$100 in 2024 as compared to \$100 in 2019 is a .00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	76	24		
ROAD & BRIDGE		20	76	24		
DIME BOX ISD		20	76	24		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,260	2,290	Lease: 720204 Type: REAL Owner #: 97578		
ROAD & BRIDGE		2,260	2,290	Legal: YEGUA CREEK RANCH		
DIME BOX ISD		2,260	2,290	WILDFIRE ENERGY OPER		
				AB 22 WALLACE J Y		
				RRC 27071 DP 802066		
				.000860 Royalty Interest		
				Category: G1		
				Railroad #: 27071		
HB1984: The Appraised value of \$2,290 in 2024 as compared to \$2,930 in 2019 is a 21.84% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,260	0	2,290		
ROAD & BRIDGE		2,260	0	2,290		
DIME BOX ISD		2,260	0	2,290		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	18,010	5,242	19,568		
ROAD & BRIDGE	18,010	5,242	19,568		
DIME BOX ISD	13,180	3,488	14,112		
GIDDINGS ISD	4,830	1,754	5,456		