

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

JENSEN ENTERPRISES
1102 W LAKE DR
TAYLOR TX 76574-2301



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: 97810 1847
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 | 29,010 | 41,300 | Lease: 13988 Type: REAL Owner #: 97810 |
| ROAD & BRIDGE | C | 29,010 | 41,300 | Legal: BIRDIE #1RE |
| DIME BOX ISD | C | 29,010 | 41,300 | U S OPERATING INC AB 189 LAWRENCE C RRC #13988 .082452 Royalty Interest Category: G1 Railroad #: 13988 |
| Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$41,300 in 2024 as compared to \$98,180 in 2019 is a 57.93% decrease. | | | | |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) | |
| LEE COUNTY | 29,010 | 6,488 | 34,812 | |
| ROAD & BRIDGE | 29,010 | 6,488 | 34,812 | |
| DIME BOX ISD | 29,010 | 6,488 | 34,812 | |

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

PAGE

1 OF

2

4949

OWNER #:

97810

4/24/24

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION |
|---|----------------------------|----------------------------|--|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | 29,470 29,470 29,470 | 30,900 30,900 30,900 | Lease: 20529 Type: REAL Owner #: 97810 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .103691 Royalty Interest Category: G1 Railroad #: 20529 HB1984: The Appraised value of \$30,900 in 2024 as compared to \$32,970 in 2019 is a 6.28% decrease. |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | 29,470 29,470 29,470 | 0 0 0 | 30,900 30,900 30,900 |

| MINERAL APPRAISAL INFORMATION | LAST YEAR | PROPOSED 2024 | PROPERTY DESCRIPTION |
|---|----------------------------|----------------------------|---|
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | 10,840 10,840 10,840 | 10,640 10,640 10,640 | Lease: 23071 Type: REAL Owner #: 97810 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .028359 Royalty Interest Category: G1 Railroad #: 23071 HB1984: The Appraised value of \$10,640 in 2024 as compared to \$8,910 in 2019 is a 19.42% increase. |
| Taxing Units | Last Year's Taxable | Proposed Deductions | Proposed Taxable (Less Deductions) |
| LEE COUNTY ROAD & BRIDGE DIME BOX ISD | 10,840 10,840 10,840 | 0 0 0 | 10,640 10,640 10,640 |

| 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 | 69,320 69,320 69,320 | 6,488 6,488 6,488 | 76,352 76,352 76,352 | | |