

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

info@leecad.net

832-243-9600

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: 97838 1865
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

JOHNSON GRACE A TRUST 2
% BERNARD JOHNSON
8111 CHADBOURNE RD
DALLAS TX 75209



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 ROAD & BRIDGE DIME BOX ISD		10 10 10	Lease: 12548 Type: REAL Owner #: 97838 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548 .000174 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$10 in 2024 as compared to \$20 in 2019 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	0	0	10
ROAD & BRIDGE	0	0	10
DIME BOX ISD	0	0	10

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 ROAD & BRIDGE DIME BOX ISD	750 750 750	440 440 440	Lease: 13047 Type: REAL Owner #: 97838 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047 .000599 Override Royalty Category: G1 Railroad #: 13047 HB1984: The Appraised value of \$440 in 2024 as compared to \$510 in 2019 is a 13.73% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	750 750 750	0 0 0	440 440 440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	60 60 60	Lease: 13388 Type: REAL Owner #: 97838 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .000324 Override Royalty Category: G1 Railroad #: 13388 HB1984: The Appraised value of \$60 in 2024 as compared to \$140 in 2019 is a 57.14% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	120 120 120	Lease: 13988 Type: REAL Owner #: 97838 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988 .000243 Override Royalty Category: G1 Railroad #: 13988 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$120 in 2024 as compared to \$290 in 2019 is a 58.62% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	12 12 12	108 108 108

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	70 70 70	Lease: 17468 Type: REAL Owner #: 97838 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .000457 Override Royalty Category: G1 Railroad #: 17468 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$70 in 2024 as compared to \$50 in 2019 is a 40.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	58 58 58	12 12 12

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	10 10 10	Lease: 20529 Type: REAL Owner #: 97838 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .000041 Override Royalty Category: G1 Railroad #: 20529 HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	80 80 80	Lease: 23071 Type: REAL Owner #: 97838 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000209 Override Royalty Category: G1 Railroad #: 23071 HB1984: The Appraised value of \$80 in 2024 as compared to \$70 in 2019 is a 14.29% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	0 0 0	80 80 80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	210 210 70 140	170 170 60 110	Lease: 23160 Type: REAL Owner #: 97838 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .000288 Override Royalty Category: G1 Railroad #: 23160 HB1984: The Appraised value of \$170 in 2024 as compared to \$240 in 2019 is a 29.17% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	210 210 70 140	0 0 0 0	170 170 60 110		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	210 210 90 130	130 130 50 80	Lease: 23321 Type: REAL Owner #: 97838 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .000316 Override Royalty Category: G1 Railroad #: 23321 HB1984: The Appraised value of \$130 in 2024 as compared to \$120 in 2019 is a 8.33% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	210 210 90 130	0 0 0 0	130 130 50 80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	300 300 300	330 330 330	Lease: 128600 Type: REAL Owner #: 97838 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600 .000610 Override Royalty Category: G1 Railroad #: 128600 HB1984: The Appraised value of \$330 in 2024 as compared to \$250 in 2019 is a 32.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	300 300 300	0 0 0	330 330 330

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,710	70	1,350		
ROAD & BRIDGE	1,710	70	1,350		
DIME BOX ISD	1,140	12	818		
GIDDINGS ISD	580	58	532		