

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

AU KIN-SING
633 GOV CARLOFF CAMACHO RD 101

TAMUNING, GUAM 96913



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: 97994 145
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 ROAD & BRIDGE DIME BOX ISD	1,130 1,130 1,130	280 280 280	Lease: 12395 Type: REAL Owner #: 97994 Legal: MINERVA DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #12395 Agent: 998 .004009 Override Royalty Category: G1 Railroad #: 12395
HB1984: The Appraised value of \$280 in 2024 as compared to \$1,040 in 2019 is a 73.08% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,130 1,130 1,130	0 0 0	280 280 280

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	80	660	Lease: 14028 Type: REAL	Owner #: 97994
ROAD & BRIDGE	C	80	660	Legal: GREGORY THEODORE	
DIME BOX ISD	C	80	660	MAGNOLIA OIL & GAS AB 197 LOFTIN G B RRC #14028	
				.003128 Override Royalty Category: G1 Railroad #: 14028	Agent: 998
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$660 in 2024 as compared to \$300 in 2019 is a 120.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		80	564	96	
ROAD & BRIDGE		80	564	96	
DIME BOX ISD		80	564	96	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		920	1,060	Lease: 14702 Type: REAL	Owner #: 97994
ROAD & BRIDGE		920	1,060	Legal: GAEKE LORETTA UNIT	
DIME BOX ISD		920	1,060	DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #14702	
				.005597 Override Royalty Category: G1 Railroad #: 14702	Agent: 998
HB1984: The Appraised value of \$1,060 in 2024 as compared to \$2,120 in 2019 is a 50.00% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		920	0	1,060	
ROAD & BRIDGE		920	0	1,060	
DIME BOX ISD		920	0	1,060	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY			20	Lease: 18340 Type: REAL	Owner #: 97994
ROAD & BRIDGE			20	Legal: GARRETT TERESA UNIT	
GIDDINGS ISD			20	MAGNOLIA OIL & GAS AB 2 BEST H RRC 286865 18340	
No 2019 Hist				.002208 Override Royalty Category: G1 Railroad #: 18340	Agent: 998
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		0	0	20	
ROAD & BRIDGE		0	0	20	
GIDDINGS ISD		0	0	20	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		2,060	2,000	Lease: 21506 Type: REAL	Owner #: 97994
ROAD & BRIDGE		2,060	2,000	Legal: YORK W#1RE	
DIME BOX ISD		2,060	2,000	MAGNOLIA OIL & GAS AB 148 HODGE W & 149 HINDS TS RRC #21506	
				.003515 Override Royalty Category: G1 Railroad #: 21506	Agent: 998
HB1984: The Appraised value of \$2,000 in 2024 as compared to \$1,600 in 2019 is a 25.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		2,060	0	2,000	
ROAD & BRIDGE		2,060	0	2,000	
DIME BOX ISD		2,060	0	2,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	390	560	Lease: 21593	Type: REAL	Owner #: 97994
ROAD & BRIDGE	C	390	560	Legal: NINK-ASCHENBECK UNIT		
GIDDINGS ISD	C	390	560	MAGNOLIA OIL & GAS		
				AB 329 VASHARY J		
				RRC #21593		
					Agent: 998	
				.001497 Override Royalty		
				Category: G1		
				Railroad #: 21593		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$560 in 2024 as compared to \$410 in 2019 is a 36.59% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	390	92	468			
ROAD & BRIDGE	390	92	468			
GIDDINGS ISD	390	92	468			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	160	430	Lease: 22540	Type: REAL	Owner #: 97994
ROAD & BRIDGE	C	160	430	Legal: ELISE UNIT 1		
GIDDINGS ISD	C	160	430	MAGNOLIA OIL & GAS		
				AB 20 VARELMAN J D		
				RRC #22540		
					Agent: 998	
				.006462 Override Royalty		
				Category: G1		
				Railroad #: 22540		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$430 in 2024 as compared to \$100 in 2019 is a 330.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	160	238	192			
ROAD & BRIDGE	160	238	192			
GIDDINGS ISD	160	238	192			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	4,740	894	4,116		
ROAD & BRIDGE	4,740	894	4,116		
DIME BOX ISD	4,190	564	3,436		
GIDDINGS ISD	550	330	680		

