This is NOT a Tax Statement

Notice Of Appraised Value

Do NOT Pay From This Notice

EDWARDS COUNTY APPRAISAL DIST
P O BOX 858
ROCKSPRINGS TX 78880-0858

830-683-4189

ecad@swtexas.net

APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/21/2024 AT: 9:00 AM
EDWARDS COUNTY APPRAISAL DIST
BOARD RM-101 E MAIN ST - ANNEX
ROCKSPRINGS, TEXAS 78880
MINERAL VALUE QUESTIONS CALL (325)482-9188,PP/UTILITY VALUE QUESTIONS CALL (325)482-9188

Protest Deadline: 6-06-2024
ARB Hearing: 6-21-2024
Owner: 1884 6

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

AREA ROYALTY LTD
PO BOX 340309
AUSTIN TX 78734-0006

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
EDWARDS CO I&S	420	80	Lease: 125828 Type: REAL Owner #: 1884
EDWARDS CO M&O	420	80	Legal: 3PPERSON TOM ET AL W#14-42
LATERAL ROAD	420	80	LAKESHORE OPERATING
RCKSPGS ISD I&S	420	80	AB 2020 BLK 2 SEC 42 HIATT W H
RCKSPGS ISD M&O	420	80	
REAL-ED WATER D	420	80	
			.062500 Override Royalty
			Category: G1
			Railroad #: 125828

HB1984: The Appraised value of $80 in 2024 as compared to $130 in 2019 is a 38.46% decrease.

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
EDWARDS CO I&S	420	0	80		
EDWARDS CO M&O	420	0	80		
LATERAL ROAD	420	0	80		
RCKSPGS ISD I&S	420	0	80		
RCKSPGS ISD M&O	420	0	80		
REAL-ED WATER D	420	0	80		

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 folowing 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, beginnng 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
EDWARDS CO I&S	2,020	210	Lease: 125829 Type: REAL Owner #: 1884
EDWARDS CO M&O	2,020	210	Legal: EPPERSON TOM W ETAL W#16-41
LATERAL ROAD	2,020	210	LAKESHORE OPERATING
RCKSPGS ISD I&S	2,020	210	AB 139 BLK 2 SEC 41 /H & W
RCKSPGS ISD M&O	2,020	210	
REAL-ED WATER D	2,020	210	
			.062500 Override Royalty
			Category: G1
			Railroad #: 125829

HB1984: The Appraised value of $210 in 2024 as compared to $360 in 2019 is a 41.67% decrease.

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
EDWARDS CO I&S	2,020	0	210		
EDWARDS CO M&O	2,020	0	210		
LATERAL ROAD	2,020	0	210		
RCKSPGS ISD I&S	2,020	0	210		
RCKSPGS ISD M&O	2,020	0	210		
REAL-ED WATER D	2,020	0	210		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
EDWARDS CO I&S	2,290	270	Lease: 151739 Type: REAL Owner #: 1884
EDWARDS CO M&O	2,290	270	Legal: EPPERSON TOM WL #3242
LATERAL ROAD	2,290	270	LAKESHORE OPERATING
RCKSPGS ISD I&S	2,290	270	AB 2020 HIATT W H SUR SEC 42
RCKSPGS ISD M&O	2,290	270	
REAL-ED WATER D	2,290	270	
			.062500 Override Royalty
			Category: G1
			Railroad #: 151739

HB1984: The Appraised value of $270 in 2024 as compared to $140 in 2019 is a 92.86% increase.

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
EDWARDS CO I&S	2,290	0	270		
EDWARDS CO M&O	2,290	0	270		
LATERAL ROAD	2,290	0	270		
RCKSPGS ISD I&S	2,290	0	270		
RCKSPGS ISD M&O	2,290	0	270		
REAL-ED WATER D	2,290	0	270		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
EDWARDS CO I&S	700	430	Lease: 151900 Type: REAL Owner #: 1884
EDWARDS CO M&O	700	430	Legal: EPPERSON JAMES WL #26-19
LATERAL ROAD	700	430	LAKESHORE OPERATING
RCKSPGS ISD I&S	700	430	AB 5 A B & M RR SUR B 2 SEC 19
RCKSPGS ISD M&O	700	430	
REAL-ED WATER D	700	430	
			.062500 Override Royalty
			Category: G1
			Railroad #: 151900

HB1984: The Appraised value of $430 in 2024 as compared to $190 in 2019 is a 126.32% increase.

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
EDWARDS CO I&S	700	0	430		
EDWARDS CO M&O	700	0	430		
LATERAL ROAD	700	0	430		
RCKSPGS ISD I&S	700	0	430		
RCKSPGS ISD M&O	700	0	430		
REAL-ED WATER D	700	0	430		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
EDWARDS CO I&S	5,430	0	990		
EDWARDS CO M&O	5,430	0	990		
LATERAL ROAD	5,430	0	990		
RCKSPGS ISD I&S	5,430	0	990		
RCKSPGS ISD M&O	5,430	0	990		
REAL-ED WATER D	5,430	0	990		