

LEE CENTRAL APPRAISAL DISTRICT
898 E RICHMOND ST SUITE 100
GIDDINGS TX 78942-4252

832-243-9600

BOETHEL CAREY & RUTH
104 TIMBER RIDGE CV
AUSTIN TX 78733-3136



APPRAISAL YEAR 2023

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/16/2023 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: 5-24-2023
ARB Hearing: 6-16-2023
Owner: 107603 381

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 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	100 100 100	30 30 30	Lease: 1 Type: REAL Owner #: 107603 Legal: ANMAR UNIT TRACT 3 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 3 50% .000373 Royalty Interest Category: G1 Railroad #: 19827
HB1984: The Appraised value of \$30 in 2023 as compared to \$60 in 2018 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	100 100 100	0 0 0	30 30 30

Additional Owner's Properties are continued on following page(s).

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the Appraisal Review Board (ARB). To appeal, you must file a WRITTEN protest with the ARB before the protest deadline. Enclosed is a protest form to mail or bring to the appraisal district office at the address above before the above date. You may meet informally with an appraisal district representative anytime prior to your protest hearing to discuss and possibly resolve your issues without going to the ARB hearing. You may have the right to have a protest relating to the property heard by a special panel of the ARB. The ARB will notify you of the date, time and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property description and what appraisal action you disagree with.

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

If you have any other questions or need more information, please contact the appraisal office at the phone number or address listed above.
Sincerely,

Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	80 80 80	Lease: 12395 Type: REAL Owner #: 107603 Legal: MINERVA DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #12395 .000181 Royalty Interest Category: G1 Railroad #: 12395 HB1984: The Appraised value of \$80 in 2023 as compared to \$40 in 2018 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		10 10 10	Lease: 12395 Type: REAL Owner #: 107603 Legal: MINERVA DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #12395 .000032 Override Royalty Category: G1 Railroad #: 12395 HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	880 880 880	1,140 1,140 1,140	Lease: 13614 Type: REAL Owner #: 107603 Legal: SIMEK VLASTA UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #13614 .002933 Royalty Interest Category: G1 Railroad #: 13614 HB1984: The Appraised value of \$1,140 in 2023 as compared to \$500 in 2018 is a 128.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	880 880 880	0 0 0	1,140 1,140 1,140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	130 130 130	Lease: 15261 Type: REAL Owner #: 107603 Legal: GREGORY MARGARET 1RE DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #15261 .000892 Royalty Interest Category: G1 Railroad #: 15261 HB1984: The Appraised value of \$130 in 2023 as compared to \$110 in 2018 is a 18.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	0 0 0	130 130 130

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD			320 320 320	Lease: 15826 Type: REAL Owner #: 107603 Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826 .000454 Royalty Interest Category: G1 Railroad #: 15826
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	320
ROAD & BRIDGE		0	0	320
DIME BOX ISD		0	0	320

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		570 570 570	1,030 1,030 1,030	Lease: 17040 Type: REAL Owner #: 107603 Legal: LINDA K UNIT 1 RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040 .002573 Royalty Interest Category: G1 Railroad #: 17040
HB1984: The Appraised value of \$1,030 in 2023 as compared to \$570 in 2018 is a 80.70% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		570	0	1,030
ROAD & BRIDGE		570	0	1,030
DIME BOX ISD		570	0	1,030

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		10 10 10	40 40 40	Lease: 19364 Type: REAL Owner #: 107603 Legal: AOM 1-4 ERNEST OPERATING CO AB 3 BIRD T RRC #19364 .000448 Royalty Interest Category: G1 Railroad #: 19364
HB1984: The Appraised value of \$40 in 2023 as compared to \$10 in 2018 is a 300.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	40
ROAD & BRIDGE		10	0	40
DIME BOX ISD		10	0	40

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	1,640	0	2,780	
ROAD & BRIDGE	1,640	0	2,780	
DIME BOX ISD	1,640	0	2,780	

