

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

832-243-9600

**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: 96623 883

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

DIME BOX LTD PARTNERSHIP  
% KIRKWOOD & DARBY INC  
2601 SCOTT AVENUE SUITE 400  
FORT WORTH TX 76103



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 GIDDINGS ISD	260 260 260	300 300 300	Lease: 12004 Type: REAL Owner #: 96623 Legal: TRIGGER U S OPERATING INC AB 189 LAWRENCE C RRC #12004  .000773 Override Royalty Category: G1 Railroad #: 12004 Agent: 300
HB1984: The Appraised value of \$300 in 2023 as compared to \$140 in 2018 is a 114.29% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	260 260 260	0 0 0	300 300 300

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](http://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		1,480	1,700	Lease: 13659 Type: REAL Owner #: 96623
ROAD & BRIDGE		1,480	1,700	Legal: SELMA 1RE
DIME BOX ISD		1,480	1,700	U S OPERATING INC AB 81 DOBBINS J RRC #13659
Agent: 300				
.001172 Override Royalty Category: G1 Railroad #: 13659				
HB1984: The Appraised value of \$1,700 in 2023 as compared to \$1,500 in 2018 is a 13.33% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,480	0	1,700	
ROAD & BRIDGE	1,480	0	1,700	
DIME BOX ISD	1,480	0	1,700	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	50	Lease: 13976 Type: REAL Owner #: 96623
ROAD & BRIDGE		20	50	Legal: TISH 1RE
GIDDINGS ISD		20	50	U S OPERATING INC AB 189 LAWRENCE C RRC #13976
Agent: 300				
.001172 Override Royalty Category: G1 Railroad #: 13976				
HB1984: The Appraised value of \$50 in 2023 as compared to \$70 in 2018 is a 28.57% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	20	0	50	
ROAD & BRIDGE	20	0	50	
GIDDINGS ISD	20	0	50	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		290	290	Lease: 14976 Type: REAL Owner #: 96623
ROAD & BRIDGE		290	290	Legal: MARY HELEN UNIT 2RE-4RE
GIDDINGS ISD		290	290	U S OPERATING INC AB 189 LAWRENCE C RRC #14976
Agent: 300				
.000670 Override Royalty Category: G1 Railroad #: 14976				
HB1984: The Appraised value of \$290 in 2023 as compared to \$160 in 2018 is a 81.25% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	290	0	290	
ROAD & BRIDGE	290	0	290	
GIDDINGS ISD	290	0	290	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		240	320	Lease: 15651 Type: REAL Owner #: 96623
ROAD & BRIDGE		240	320	Legal: PATRICIA UNIT
DIME BOX ISD		240	320	U S OPERATING INC AB 189 LAWRENCE C RRC #15651
Agent: 300				
.000291 Override Royalty Category: G1 Railroad #: 15651				
HB1984: The Appraised value of \$320 in 2023 as compared to \$210 in 2018 is a 52.38% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	240	0	320	
ROAD & BRIDGE	240	0	320	
DIME BOX ISD	240	0	320	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		170 170 170	180 180 180	Lease: 16116 Type: REAL Owner #: 96623 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116  .000460 Override Royalty Category: G1 Railroad #: 16116  Agent: 300
HB1984: The Appraised value of \$180 in 2023 as compared to \$160 in 2018 is a 12.50% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		170 170 170	0 0 0	180 180 180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		120 120 120	560 560 560	Lease: 16971 Type: REAL Owner #: 96623 Legal: SPITZENBERGER H E 1 S&JB LLC AB 1 AUSTIN S F RRC #16971  .008906 Override Royalty Category: G1 Railroad #: 16971  Agent: 300
HB1984: The Appraised value of \$560 in 2023 as compared to \$190 in 2018 is a 194.74% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		120 120 120	0 0 0	560 560 560

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		430 430 430	2,790 2,790 2,790	Lease: 17423 Type: REAL Owner #: 96623 Legal: SPITZENBERGER H E 1A BETRO INC AB 1 AUSTIN S F RRC #17423  .017813 Override Royalty Category: G1 Railroad #: 17423  Agent: 300
HB1984: The Appraised value of \$2,790 in 2023 as compared to \$260 in 2018 is a 973.08% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		430 430 430	0 0 0	2,790 2,790 2,790

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		170 170 170	360 360 360	Lease: 18731 Type: REAL Owner #: 96623 Legal: LEITKO UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #18731  .001429 Override Royalty Category: G1 Railroad #: 18731  Agent: 300
HB1984: The Appraised value of \$360 in 2023 as compared to \$660 in 2018 is a 45.45% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		170 170 170	0 0 0	360 360 360

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		40 40 40	140 140 140	Lease: 19745 Type: REAL Owner #: 96623 Legal: VICKI -1A- U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL Agent: 300  .000367 Override Royalty Category: G1 Railroad #: 19745
HB1984: The Appraised value of \$140 in 2023 as compared to \$280 in 2018 is a 50.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		40 40 40	0 0 0	140 140 140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		310 310 310	300 300 300	Lease: 22835 Type: REAL Owner #: 96623 Legal: GERDES H #2 RE U S OPERATING INC AB 189 LAWRENCE C RRC #22835 Agent: 300  .001172 Override Royalty Category: G1 Railroad #: 22835
HB1984: The Appraised value of \$300 in 2023 as compared to \$280 in 2018 is a 7.14% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		310 310 310	0 0 0	300 300 300

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,000 1,000 1,000	1,020 1,020 1,020	Lease: 23856 Type: REAL Owner #: 96623 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856 Agent: 300  .001049 Override Royalty Category: G1 Railroad #: 23856
HB1984: The Appraised value of \$1,020 in 2023 as compared to \$530 in 2018 is a 92.45% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,000 1,000 1,000	0 0 0	1,020 1,020 1,020

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD			700 700 700	Lease: 24064 Type: REAL Owner #: 96623 Legal: WES #1 & 2 ERNEST OPERATING CO AB 220 MCKEEN H RRC 24064 LEE 85% BURLESON 15% Agent: 300  .003516 Override Royalty Category: G1 Railroad #: 24064
HB1984: The Appraised value of \$700 in 2023 as compared to \$360 in 2018 is a 94.44% 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	700 700 700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	130 130 130	Lease: 75992 Type: REAL Owner #: 96623 Legal: TISH #2 U S OPERATING INC AB 189 LAWRENCE C RRC #75992  Agent: 300  .001171 Override Royalty Category: G1 Railroad #: 75992
HB1984: The Appraised value of \$130 in 2023 as compared to \$90 in 2018 is a 44.44% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	0 0 0	130 130 130

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD	4,650 4,650 1,380 3,270	0 0 0 0	8,840 8,840 1,750 7,090

