

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

832-243-9600

SIMEK CAROLYN MCELLAN  
777 E ROITSCH LN  
LAGRANGE TX 78945



**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: 99770 3449

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	360 360 360	120 120 120	Lease: 1 Type: REAL Owner #: 99770 Legal: ANMAR UNIT TRACT 3 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 3 50%  .001357 Royalty Interest Category: G1 Railroad #: 19827
HB1984: The Appraised value of \$120 in 2023 as compared to \$230 in 2018 is a 47.83% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	360 360 360	0 0 0	120 120 120

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 ROAD & BRIDGE DIME BOX ISD	20 20 20	150 150 150	150 150 150	Lease: 15826 Type: REAL Owner #: 99770 Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826  .000208 Royalty Interest Category: G1 Railroad #: 15826  HB1984: The Appraised value of \$150 in 2023 as compared to \$50 in 2018 is a 200.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	150 150 150	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	130 130 130	130 130 130	Lease: 19364 Type: REAL Owner #: 99770 Legal: AOM 1-4 ERNEST OPERATING CO AB 3 BIRD T RRC #19364  .001518 Royalty Interest Category: G1 Railroad #: 19364  HB1984: The Appraised value of \$130 in 2023 as compared to \$40 in 2018 is a 225.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	130 130 130	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	370 370 370	120 120 120	120 120 120	Lease: 19827 Type: REAL Owner #: 99770 Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50%  .001358 Royalty Interest Category: G1 Railroad #: 19827  HB1984: The Appraised value of \$120 in 2023 as compared to \$230 in 2018 is a 47.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	370 370 370	0 0 0	120 120 120	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	790	0	520	
ROAD & BRIDGE	790	0	520	
DIME BOX ISD	790	0	520	