

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

832-243-9600

BRAME LUKE VAUGHAN
5418 ENCLAVE CT
SAN ANGELO TX 76904



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: 96047 446

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	790 790 790	690 690 690	Lease: 11835 Type: REAL Owner #: 96047 Legal: HILLIARD UNIT U S OPERATING INC AB 197 LOFTIN G B RRC #11835 .001849 Royalty Interest Category: G1 Railroad #: 11835
HB1984: The Appraised value of \$690 in 2023 as compared to \$680 in 2018 is a 1.47% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	790 790 790	0 0 0	690 690 690

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		210	310	Lease: 13764 Type: REAL Owner #: 96047 Legal: DAISY U S OPERATING INC AB 27 ARMSTRONG L M RRC #13764 .001728 Royalty Interest Category: G1 Railroad #: 13764
ROAD & BRIDGE		210	310	
DIME BOX ISD		210	310	
HB1984: The Appraised value of \$310 in 2023 as compared to \$830 in 2018 is a 62.65% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		210	0	310
ROAD & BRIDGE		210	0	310
DIME BOX ISD		210	0	310

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		530	340	Lease: 15483 Type: REAL Owner #: 96047 Legal: VIRGINIA UNIT U S OPERATING INC AB 207 MANCHA J F RRC #15483 .001669 Royalty Interest Category: G1 Railroad #: 15483
ROAD & BRIDGE		530	340	
DIME BOX ISD		530	340	
HB1984: The Appraised value of \$340 in 2023 as compared to \$110 in 2018 is a 209.09% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		530	0	340
ROAD & BRIDGE		530	0	340
DIME BOX ISD		530	0	340

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		220	280	Lease: 15586 Type: REAL Owner #: 96047 Legal: ERIN U S OPERATING INC AB 302 SORSBY W A RRC #15586 .000567 Royalty Interest Category: G1 Railroad #: 15586
ROAD & BRIDGE		220	280	
DIME BOX ISD		220	280	
HB1984: The Appraised value of \$280 in 2023 as compared to \$170 in 2018 is a 64.71% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		220	0	280
ROAD & BRIDGE		220	0	280
DIME BOX ISD		220	0	280

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		210	190	Lease: 16694 Type: REAL Owner #: 96047 Legal: LASHARON U S OPERATING INC AB 197 LOFTIN G B RRC #16694 .001875 Royalty Interest Category: G1 Railroad #: 16694
ROAD & BRIDGE		210	190	
DIME BOX ISD		210	190	
HB1984: The Appraised value of \$190 in 2023 as compared to \$200 in 2018 is a 5.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		210	0	190
ROAD & BRIDGE		210	0	190
DIME BOX ISD		210	0	190

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		110	160	Lease: 23334	Type: REAL Owner #: 96047
ROAD & BRIDGE		110	160	Legal: LEHMANN-BLUME 1RE	
GIDDINGS ISD	G	110	160	MAGNOLIA OIL & GAS	
				AB 207 MANCHA J F	
				RRC #23334	
				.000551 Royalty Interest	
				Category: G1	
				Railroad #: 23334	
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		110	0	160	
ROAD & BRIDGE		110	0	160	
GIDDINGS ISD		0	160	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		840	930	Lease: 24690	Type: REAL Owner #: 96047
ROAD & BRIDGE		840	930	Legal: PETERSON NANCY	
DIME BOX ISD		840	930	U S OPERATING INC	
				AB 302 SORSBY W A	
				RRC #24690	
				.001221 Royalty Interest	
				Category: G1	
				Railroad #: 24690	
HB1984: The Appraised value of \$930 in 2023 as compared to \$580 in 2018 is a 60.34% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		840	0	930	
ROAD & BRIDGE		840	0	930	
DIME BOX ISD		840	0	930	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	2,910	0	2,900		
ROAD & BRIDGE	2,910	0	2,900		
DIME BOX ISD	2,800	0	2,740		
GIDDINGS ISD	0	160	0		

