

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

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

832-243-9600

LONG TRUSTS  
% CREST TAX PARTNERS LLC  
PO BOX 7335  
TYLER TX 75711



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: 98321 2306  
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	50 50 50	70 70 70	Lease: 12548 Type: REAL Owner #: 98321 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548 Agent: 368 .004086 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$70 in 2023 as compared to \$320 in 2018 is a 78.13% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	0 0 0	70 70 70

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](https://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	40 40 40	Lease: 12554 Type: REAL Owner #: 98321 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554  .000316 Override Royalty Category: G1 Railroad #: 12554  Agent: 368  HB1984: The Appraised value of \$40 in 2023 as compared to \$100 in 2018 is a 60.00% decrease.
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	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	14,210 14,210 14,210	18,210 18,210 18,210	Lease: 13047 Type: REAL Owner #: 98321 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .014109 Override Royalty Category: G1 Railroad #: 13047  Agent: 368  HB1984: The Appraised value of \$18,210 in 2023 as compared to \$8,210 in 2018 is a 121.80% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	14,210 14,210 14,210	0 0 0	18,210 18,210 18,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,350 1,350 1,350	1,620 1,620 1,620	Lease: 13388 Type: REAL Owner #: 98321 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .007976 Override Royalty Category: G1 Railroad #: 13388  Agent: 368  HB1984: The Appraised value of \$1,620 in 2023 as compared to \$1,800 in 2018 is a 10.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,350 1,350 1,350	0 0 0	1,620 1,620 1,620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,350 5,350 5,350	3,350 3,350 3,350	Lease: 13988 Type: REAL Owner #: 98321 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988  .005313 Override Royalty Category: G1 Railroad #: 13988  Agent: 368  HB1984: The Appraised value of \$3,350 in 2023 as compared to \$3,840 in 2018 is a 12.76% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,350 5,350 5,350	0 0 0	3,350 3,350 3,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	120 120 120	Lease: 14620 Type: REAL Owner #: 98321 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620  .000172 Override Royalty Category: G1 Railroad #: 14620  Agent: 368  HB1984: The Appraised value of \$120 in 2023 as compared to \$80 in 2018 is a 50.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	0 0 0	120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,690 2,690 2,690	2,690 2,690 2,690	Lease: 14976 Type: REAL Owner #: 98321 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976  .006163 Override Royalty Category: G1 Railroad #: 14976  Agent: 368  HB1984: The Appraised value of \$2,690 in 2023 as compared to \$1,430 in 2018 is a 88.11% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,690 2,690 2,690	0 0 0	2,690 2,690 2,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	150 150 150	Lease: 16728 Type: REAL Owner #: 98321 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728  .000780 Override Royalty Category: G1 Railroad #: 16728  Agent: 368  HB1984: The Appraised value of \$150 in 2023 as compared to \$130 in 2018 is a 15.38% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	0 0 0	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	1,050 1,050 1,050	Lease: 17468 Type: REAL Owner #: 98321 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468  .010720 Override Royalty Category: G1 Railroad #: 17468  Agent: 368  HB1984: The Appraised value of \$1,050 in 2023 as compared to \$790 in 2018 is a 32.91% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	0 0 0	1,050 1,050 1,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	150 150 150	Lease: 20529 Type: REAL Owner #: 98321 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529  .000542 Override Royalty Category: G1 Railroad #: 20529  Agent: 368  HB1984: The Appraised value of \$150 in 2023 as compared to \$130 in 2018 is a 15.38% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	0 0 0	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,420 1,420 1,420	1,880 1,880 1,880	Lease: 23071 Type: REAL Owner #: 98321 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .004910 Override Royalty Category: G1 Railroad #: 23071  Agent: 368  HB1984: The Appraised value of \$1,880 in 2023 as compared to \$890 in 2018 is a 111.24% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,420 1,420 1,420	0 0 0	1,880 1,880 1,880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,770 3,770 1,250 2,530	5,030 5,030 1,660 3,370	Lease: 23160 Type: REAL Owner #: 98321 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160  .006749 Override Royalty Category: G1 Railroad #: 23160  Agent: 368  HB1984: The Appraised value of \$5,030 in 2023 as compared to \$4,240 in 2018 is a 18.63% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,770 3,770 1,250 2,530	0 0 0 0	5,030 5,030 1,660 3,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	6,560 6,560 2,620 3,940	11,350 11,350 4,550 6,810	Lease: 23321 Type: REAL Owner #: 98321 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .014076 Override Royalty Category: G1 Railroad #: 23321  Agent: 368  HB1984: The Appraised value of \$11,350 in 2023 as compared to \$6,490 in 2018 is a 74.88% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	6,560 6,560 2,620 3,940	0 0 0 0	11,350 11,350 4,550 6,810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	780 780 780	Lease: 83135 Type: REAL Owner #: 98321 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135  .010720 Override Royalty Category: G1 Railroad #: 83135  Agent: 368  HB1984: The Appraised value of \$780 in 2023 as compared to \$240 in 2018 is a 225.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	0 0 0	780 780 780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,380 6,380 6,380	7,150 7,150 7,150	Lease: 128600 Type: REAL Owner #: 98321 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600  .014381 Override Royalty Category: G1 Railroad #: 128600  Agent: 368  HB1984: The Appraised value of \$7,150 in 2023 as compared to \$3,960 in 2018 is a 80.56% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,380 6,380 6,380	0 0 0	7,150 7,150 7,150

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	42,630	0	53,640		
ROAD & BRIDGE	42,630	0	53,640		
DIME BOX ISD	26,540	0	31,650		
GIDDINGS ISD	16,100	0	22,000		

