

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

DOBOS BETTY J
PO BOX 127
DIME BOX TX 77853-0127



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: 93196 896
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	1,210 1,210 1,210	1,920 1,920 1,920	Lease: 12965 Type: REAL Owner #: 93196 Legal: HUMPHREY-BENSON W#6 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #12965 .048945 Royalty Interest Category: G1 Railroad #: 12965
HB1984: The Appraised value of \$1,920 in 2023 as compared to \$1,500 in 2018 is a 28.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,210 1,210 1,210	0 0 0	1,920 1,920 1,920

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	1,210 1,210 1,210	1,690 1,690 1,690	Lease: 17012 Type: REAL Owner #: 93196 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012 .005255 Royalty Interest Category: G1 Railroad #: 17012 HB1984: The Appraised value of \$1,690 in 2023 as compared to \$1,950 in 2018 is a 13.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,210 1,210 1,210	0 0 0	1,690 1,690 1,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	850 850 850	1,520 1,520 1,520	Lease: 17040 Type: REAL Owner #: 93196 Legal: LINDA K UNIT 1 RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040 .003812 Royalty Interest Category: G1 Railroad #: 17040 HB1984: The Appraised value of \$1,520 in 2023 as compared to \$840 in 2018 is a 80.95% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	850 850 850	0 0 0	1,520 1,520 1,520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD LEE CO FWD #1 G	50 50 50 50	50 50 50 50	Lease: 199996 Type: REAL Owner #: 93196 Legal: MIKULIN #1 E P C OIL & GAS INC AB 1 AUSTIN S F RRC #199996 .003595 Override Royalty Category: G1 Railroad #: 199996 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$50 in 2023 as compared to \$10 in 2018 is a 400.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD LEE CO FWD #1	50 50 50 0	0 0 0 50	50 50 50 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	68,900 68,900 68,900	76,700 76,700 76,700	Lease: 720130 Type: REAL Owner #: 93196 Legal: BALCAR UNIT 1 CHESAPEAKE OPERATING AB 1 AUSTIN S F RRC #25862 .013679 Royalty Interest Category: G1 Railroad #: 25862 HB1984: The Appraised value of \$76,700 in 2023 as compared to \$16,740 in 2018 is a 358.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	68,900 68,900 68,900	0 0 0	76,700 76,700 76,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,210 1,210 1,210	1,920 1,920 1,920	Lease: 720149 Type: REAL Owner #: 93196 Legal: HUMPHREY BENSON W#4 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC 12965 .048945 Royalty Interest Category: G1 Railroad #: 12965 HB1984: The Appraised value of \$1,920 in 2023 as compared to \$1,500 in 2018 is a 28.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,210 1,210 1,210	0 0 0	1,920 1,920 1,920

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 DIME BOX ISD LEE CO FWD #1	73,430 73,430 73,430 0	0 0 0 50	83,800 83,800 83,800 0		

