

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

832-243-9600

PIERATT NO 1 LLC
PO BOX 1329
GIDDINGS TX 78942-2229



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: 93218 2965

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	86,200 86,200 86,200	99,280 99,280 99,280	Lease: 13659 Type: REAL Owner #: 93218 Legal: SELMA 1RE U S OPERATING INC AB 81 DOBBINS J RRC #13659 .068430 Royalty Interest Category: G1 Railroad #: 13659
HB1984: The Appraised value of \$99,280 in 2023 as compared to \$87,640 in 2018 is a 13.28% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	86,200 86,200 86,200	0 0 0	99,280 99,280 99,280

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		8,450	13,670	Lease: 16158	Type: REAL Owner #: 93218
ROAD & BRIDGE		8,450	13,670	Legal: DELLA	
DIME BOX ISD		6,760	10,940	MAGNOLIA OIL & GAS	
GIDDINGS ISD		1,690	2,730	AB 81 DOBBINS J	
				RRC #16158	
				.014522 Royalty Interest	
				Category: G1	
				Railroad #: 16158	
HB1984: The Appraised value of \$13,670 in 2023 as compared to \$10,950 in 2018 is a 24.84% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		8,450	0	13,670	
ROAD & BRIDGE		8,450	0	13,670	
DIME BOX ISD		6,760	0	10,940	
GIDDINGS ISD		1,690	0	2,730	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		3,650	4,730	Lease: 18094	Type: REAL Owner #: 93218
ROAD & BRIDGE		3,650	4,730	Legal: WARD "N"	
GIDDINGS ISD		3,650	4,730	MAGNOLIA OIL & GAS	
				AB 81 DOBBINS J	
				RRC #18094	
				.023224 Royalty Interest	
				Category: G1	
				Railroad #: 18094	
HB1984: The Appraised value of \$4,730 in 2023 as compared to \$6,340 in 2018 is a 25.39% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		3,650	0	4,730	
ROAD & BRIDGE		3,650	0	4,730	
GIDDINGS ISD		3,650	0	4,730	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		5,330	11,210	Lease: 18731	Type: REAL Owner #: 93218
ROAD & BRIDGE		5,330	11,210	Legal: LEITKO UNIT	
GIDDINGS ISD		5,330	11,210	MAGNOLIA OIL & GAS	
				AB 207 MANCHA J F	
				RRC #18731	
				.045105 Royalty Interest	
				Category: G1	
				Railroad #: 18731	
HB1984: The Appraised value of \$11,210 in 2023 as compared to \$20,870 in 2018 is a 46.29% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		5,330	0	11,210	
ROAD & BRIDGE		5,330	0	11,210	
GIDDINGS ISD		5,330	0	11,210	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		3,850	14,850	Lease: 19745	Type: REAL Owner #: 93218
ROAD & BRIDGE		3,850	14,850	Legal: VICKI -1A-	
GIDDINGS ISD		3,850	14,850	U S OPERATING INC	
				AB 81 DOBBINS J	
				RRC #19745 TIK W/ENERVEST ETAL	
				.039143 Royalty Interest	
				Category: G1	
				Railroad #: 19745	
HB1984: The Appraised value of \$14,850 in 2023 as compared to \$29,520 in 2018 is a 49.70% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		3,850	0	14,850	
ROAD & BRIDGE		3,850	0	14,850	
GIDDINGS ISD		3,850	0	14,850	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	107,480	0	143,740		
ROAD & BRIDGE	107,480	0	143,740		
DIME BOX ISD	92,960	0	110,220		
GIDDINGS ISD	14,520	0	33,520		

