

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

HILLIARD ROY ANDREW  
15422 GRAND SAGE DR  
CYPRESS TX 77429-6544



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: 97521 1613  
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	9,820 9,820 9,820	8,580 8,580 8,580	Lease: 11835 Type: REAL Owner #: 97521 Legal: HILLIARD UNIT U S OPERATING INC AB 197 LOFTIN G B RRC #11835  .023112 Royalty Interest Category: G1 Railroad #: 11835
HB1984: The Appraised value of \$8,580 in 2023 as compared to \$8,490 in 2018 is a 1.06% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,820 9,820 9,820	0 0 0	8,580 8,580 8,580

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	20 20 20	30 30 30	Lease: 12606 Type: REAL Owner #: 97521 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606  .000061 Royalty Interest Category: G1 Railroad #: 12606  HB1984: The Appraised value of \$30 in 2023 as compared to \$10 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	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,390 2,390 2,390	3,550 3,550 3,550	Lease: 13764 Type: REAL Owner #: 97521 Legal: DAISY U S OPERATING INC AB 27 ARMSTRONG L M RRC #13764  .019693 Royalty Interest Category: G1 Railroad #: 13764  HB1984: The Appraised value of \$3,550 in 2023 as compared to \$9,460 in 2018 is a 62.47% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,390 2,390 2,390	0 0 0	3,550 3,550 3,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,940 5,940 5,940	3,780 3,780 3,780	Lease: 15483 Type: REAL Owner #: 97521 Legal: VIRGINIA UNIT U S OPERATING INC AB 207 MANCHA J F RRC #15483  .018838 Royalty Interest Category: G1 Railroad #: 15483  HB1984: The Appraised value of \$3,780 in 2023 as compared to \$1,280 in 2018 is a 195.31% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,940 5,940 5,940	0 0 0	3,780 3,780 3,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,790 2,790 2,790	3,530 3,530 3,530	Lease: 15586 Type: REAL Owner #: 97521 Legal: ERIN U S OPERATING INC AB 302 SORSBY W A RRC #15586  .007092 Royalty Interest Category: G1 Railroad #: 15586  HB1984: The Appraised value of \$3,530 in 2023 as compared to \$2,130 in 2018 is a 65.73% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,790 2,790 2,790	0 0 0	3,530 3,530 3,530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,590 2,590 2,590	2,390 2,390 2,390	Lease: 16694 Type: REAL Owner #: 97521 Legal: LASHARON U S OPERATING INC AB 197 LOFTIN G B RRC #16694  .023437 Royalty Interest Category: G1 Railroad #: 16694  HB1984: The Appraised value of \$2,390 in 2023 as compared to \$2,490 in 2018 is a 4.02% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,590 2,590 2,590	0 0 0	2,390 2,390 2,390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,450 1,450 1,450	2,130 2,130 2,130	Lease: 23334 Type: REAL Owner #: 97521 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334  .007607 Royalty Interest Category: G1 Railroad #: 23334  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,450 1,450 1,450	0 0 0	2,130 2,130 2,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	20 20 20	Lease: 24179 Type: REAL Owner #: 97521 Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179  .000061 Royalty Interest Category: G1 Railroad #: 24179  HB1984: The Appraised value of \$20 in 2023 as compared to \$10 in 2018 is a 100.00% 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	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10,540 10,540 10,540	11,680 11,680 11,680	Lease: 24690 Type: REAL Owner #: 97521 Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690  .015265 Royalty Interest Category: G1 Railroad #: 24690  HB1984: The Appraised value of \$11,680 in 2023 as compared to \$7,300 in 2018 is a 60.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10,540 10,540 10,540	0 0 0	11,680 11,680 11,680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD          No 2018 Hist	30 30 30	30 30 30	Lease: 720241 Type: REAL Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .000004 Royalty Interest Category: G1 Railroad #: 27722	Owner #: 97521	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY	30	0	30		
ROAD & BRIDGE	30	0	30		
DIME BOX ISD	30	0	30		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	35,590	0	35,720		
ROAD & BRIDGE	35,590	0	35,720		
DIME BOX ISD	34,140	0	33,590		
GIDDINGS ISD	1,450	0	2,130		