

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

GUY P J FAMILY TRUST  
% JAMES GUY TRUSTEE  
3904 MAGGIES MEADOW  
DENTON TX 76210



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: 200369 1430  
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 LEXINGTON ISD	80 80 80	110 110 110	Lease: 720152 Type: REAL Owner #: 200369 Legal: HARRISON UNIT 2H CRESCENT PASS ENERGY AB 221 MITCHELL A S RRC 26122  .000787 Override Royalty Category: G1 Railroad #: 26122
HB1984: The Appraised value of \$110 in 2023 as compared to \$60 in 2018 is a 83.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	80 80 80	0 0 0	110 110 110

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 GIDDINGS ISD	2,000 2,000 2,000	2,100 2,100 2,100	Lease: 720163 Type: REAL Owner #: 200369 Legal: BALL UNIT CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26340 COMP 1.8.12  .000840 Override Royalty Category: G1 Railroad #: 26340  HB1984: The Appraised value of \$2,100 in 2023 as compared to \$230 in 2018 is a 813.04% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,000 2,000 2,000	0 0 0	2,100 2,100 2,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	1,000 1,000 1,000	1,000 1,000 1,000	Lease: 720172 Type: REAL Owner #: 200369 Legal: FREEMAN UNIT CRESCENT PASS ENERGY AB 174 JOHNSON J F RRC 26377  .000590 Override Royalty Category: G1 Railroad #: 26377  HB1984: The Appraised value of \$1,000 in 2023 as compared to \$600 in 2018 is a 66.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	1,000 1,000 1,000	0 0 0	1,000 1,000 1,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD LEXINGTON ISD	2,610 2,610 2,480 130	2,390 2,390 2,270 120	Lease: 720179 Type: REAL Owner #: 200369 Legal: KNOBLOCH UNIT W#1H-2H CRESCENT PASS ENERGY AB 15 PETERSON N RRC 26667  .001410 Royalty Interest Category: G1 Railroad #: 26667  HB1984: The Appraised value of \$2,390 in 2023 as compared to \$360 in 2018 is a 563.89% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD LEXINGTON ISD	2,610 2,610 2,480 130	0 0 0 0	2,390 2,390 2,270 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,580 3,580 3,580	6,740 6,740 6,740	Lease: 720185 Type: REAL Owner #: 200369 Legal: GOLD 107 CHESAPEAKE OPERATING AB 1 AUSTIN S F RRC 26761 DP 779974  .001491 Override Royalty Category: G1 Railroad #: 26761  HB1984: The Appraised value of \$6,740 in 2023 as compared to \$8,590 in 2018 is a 21.54% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,580 3,580 3,580	0 0 0	6,740 6,740 6,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	4,480 4,480 4,480	6,790 6,790 6,790	Lease: 720222 Type: REAL Legal: DISMUKES EF UNIT 1 CHESAPEAKE OPERATING AB 3 BIRD T RRC 27435 DP 833976  .001367 Override Royalty Category: G1 Railroad #: 27435	Owner #: 200369	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,480 4,480 4,480	0 0 0	6,790 6,790 6,790		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	2,540 2,540 2,540	2,030 2,030 2,030	Lease: 720223 Type: REAL Legal: BIEBERSTEIN EF UNIT 1 CHESAPEAKE OPERATING AB 3 BIRD T RRC 27440 DP 833977  .000409 Override Royalty Category: G1 Railroad #: 27440	Owner #: 200369	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,540 2,540 2,540	0 0 0	2,030 2,030 2,030		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	640 640 640	750 750 750	Lease: 720234 Type: REAL Legal: GALLANT FOX UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27567 DP 843563  .000480 Override Royalty Category: G1 Railroad #: 27567	Owner #: 200369	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	640 640 640	0 0 0	750 750 750		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	310 310 310	390 390 390	Lease: 720236 Type: REAL Legal: SEATTLE SLEW UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27654 DP 843832  .000214 Override Royalty Category: G1 Railroad #: 27654	Owner #: 200369	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	310 310 310	0 0 0	390 390 390		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD LEXINGTON ISD  No 2018 Hist	320 320 50 270	330 330 50 280	Lease: 720245    Type: REAL Legal: FROSC UNIT 1H & 3H CRESCENT PASS ENERGY AB 305 STEVENS J P RRC 26558  .000117 Override Royalty Category:    G1 Railroad #:        26558	Owner #: 200369	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD LEXINGTON ISD	320 320 50 270	0 0 0 0	330 330 50 280		

### 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 LEXINGTON ISD GIDDINGS ISD DIME BOX ISD	17,560 17,560 1,480 3,000 13,080	0 0 0 0 0	22,630 22,630 1,510 3,290 17,830		