

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

COWEN KATHRYN
PO BOX 806
GIDDINGS TX 78942-0806



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: 96457 764
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	140	220	Lease: 17786 Type: REAL Owner #: 96457
ROAD & BRIDGE	140	220	Legal: LOUIS "B"
DIME BOX ISD	140	220	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786 .000451 Royalty Interest Category: G1 Railroad #: 17786
HB1984: The Appraised value of \$220 in 2023 as compared to \$150 in 2018 is a 46.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	140	0	220
ROAD & BRIDGE	140	0	220
DIME BOX ISD	140	0	220

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	2,150 2,150 2,150	2,650 2,650 2,650	Lease: 18762 Type: REAL Owner #: 96457 Legal: WIEDERHOLD-SPACEK UNIT ERNEST OPERATING CO AB 1 AUSTIN S F RRC #18762 .020833 Royalty Interest Category: G1 Railroad #: 18762 HB1984: The Appraised value of \$2,650 in 2023 as compared to \$3,040 in 2018 is a 12.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,150 2,150 2,150	0 0 0	2,650 2,650 2,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30,590 30,590 30,590	34,060 34,060 34,060	Lease: 720130 Type: REAL Owner #: 96457 Legal: BALCAR UNIT 1 CHESAPEAKE OPERATING AB 1 AUSTIN S F RRC #25862 .006074 Royalty Interest Category: G1 Railroad #: 25862 HB1984: The Appraised value of \$34,060 in 2023 as compared to \$7,430 in 2018 is a 358.41% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30,590 30,590 30,590	0 0 0	34,060 34,060 34,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	54,260 54,260 54,260	84,790 84,790 84,790	Lease: 720201 Type: REAL Owner #: 96457 Legal: KOCUREK 151 W1 CHESAPEAKE OPERATING AB 1 STEPHEN F AUSTIN RRC 26919 .009696 Royalty Interest Category: G1 Railroad #: 26919 HB1984: The Appraised value of \$84,790 in 2023 as compared to \$26,410 in 2018 is a 221.05% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	54,260 54,260 54,260	0 0 0	84,790 84,790 84,790

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	87,140 87,140 87,140	0 0 0	121,720 121,720 121,720		