

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

832-243-9600

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: 98321 2306

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

LONG TRUSTS
% CREST TAX PARTNERS LLC
PO BOX 7335
TYLER TX 75711



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	50 50 50	70 70 70	Lease: 12548 Type: REAL Owner #: 98321 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548 .004086 Override Royalty Category: G1 Railroad #: 12548 Agent: 368
HB1984: The Appraised value of \$70 in 2023 as compared to \$320 in 2018 is a 78.13% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	0 0 0	70 70 70

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		10	40	Lease: 12554 Type: REAL Owner #: 98321 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554 .000316 Override Royalty Category: G1 Railroad #: 12554 Agent: 368
ROAD & BRIDGE		10	40	
DIME BOX ISD		10	40	
HB1984: The Appraised value of \$40 in 2023 as compared to \$100 in 2018 is a 60.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	40
ROAD & BRIDGE		10	0	40
DIME BOX ISD		10	0	40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		14,210	18,210	Lease: 13047 Type: REAL Owner #: 98321 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047 .014109 Override Royalty Category: G1 Railroad #: 13047 Agent: 368
ROAD & BRIDGE		14,210	18,210	
DIME BOX ISD		14,210	18,210	
HB1984: The Appraised value of \$18,210 in 2023 as compared to \$8,210 in 2018 is a 121.80% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		14,210	0	18,210
ROAD & BRIDGE		14,210	0	18,210
DIME BOX ISD		14,210	0	18,210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,350	1,620	Lease: 13388 Type: REAL Owner #: 98321 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .007976 Override Royalty Category: G1 Railroad #: 13388 Agent: 368
ROAD & BRIDGE		1,350	1,620	
DIME BOX ISD		1,350	1,620	
HB1984: The Appraised value of \$1,620 in 2023 as compared to \$1,800 in 2018 is a 10.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,350	0	1,620
ROAD & BRIDGE		1,350	0	1,620
DIME BOX ISD		1,350	0	1,620

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		5,350	3,350	Lease: 13988 Type: REAL Owner #: 98321 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988 .005313 Override Royalty Category: G1 Railroad #: 13988 Agent: 368
ROAD & BRIDGE		5,350	3,350	
DIME BOX ISD		5,350	3,350	
HB1984: The Appraised value of \$3,350 in 2023 as compared to \$3,840 in 2018 is a 12.76% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		5,350	0	3,350
ROAD & BRIDGE		5,350	0	3,350
DIME BOX ISD		5,350	0	3,350

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		110	120	Lease: 14620 Type: REAL Owner #: 98321 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620 .000172 Override Royalty Category: G1 Railroad #: 14620 Agent: 368
ROAD & BRIDGE		110	120	
DIME BOX ISD		110	120	
HB1984: The Appraised value of \$120 in 2023 as compared to \$80 in 2018 is a 50.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		110	0	120
ROAD & BRIDGE		110	0	120
DIME BOX ISD		110	0	120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,690	2,690	Lease: 14976 Type: REAL Owner #: 98321 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976 .006163 Override Royalty Category: G1 Railroad #: 14976 Agent: 368
ROAD & BRIDGE		2,690	2,690	
GIDDINGS ISD		2,690	2,690	
HB1984: The Appraised value of \$2,690 in 2023 as compared to \$1,430 in 2018 is a 88.11% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,690	0	2,690
ROAD & BRIDGE		2,690	0	2,690
GIDDINGS ISD		2,690	0	2,690

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		110	150	Lease: 16728 Type: REAL Owner #: 98321 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728 .000780 Override Royalty Category: G1 Railroad #: 16728 Agent: 368
ROAD & BRIDGE		110	150	
GIDDINGS ISD		110	150	
HB1984: The Appraised value of \$150 in 2023 as compared to \$130 in 2018 is a 15.38% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		110	0	150
ROAD & BRIDGE		110	0	150
GIDDINGS ISD		110	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		250	1,050	Lease: 17468 Type: REAL Owner #: 98321 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .010720 Override Royalty Category: G1 Railroad #: 17468 Agent: 368
ROAD & BRIDGE		250	1,050	
GIDDINGS ISD		250	1,050	
HB1984: The Appraised value of \$1,050 in 2023 as compared to \$790 in 2018 is a 32.91% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		250	0	1,050
ROAD & BRIDGE		250	0	1,050
GIDDINGS ISD		250	0	1,050

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	150	Lease: 20529 Type: REAL Owner #: 98321 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .000542 Override Royalty Category: G1 Railroad #: 20529 Agent: 368
ROAD & BRIDGE		170	150	
DIME BOX ISD		170	150	
HB1984: The Appraised value of \$150 in 2023 as compared to \$130 in 2018 is a 15.38% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	150
ROAD & BRIDGE		170	0	150
DIME BOX ISD		170	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,420	1,880	Lease: 23071 Type: REAL Owner #: 98321 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .004910 Override Royalty Category: G1 Railroad #: 23071 Agent: 368
ROAD & BRIDGE		1,420	1,880	
DIME BOX ISD		1,420	1,880	
HB1984: The Appraised value of \$1,880 in 2023 as compared to \$890 in 2018 is a 111.24% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,420	0	1,880
ROAD & BRIDGE		1,420	0	1,880
DIME BOX ISD		1,420	0	1,880

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,770	5,030	Lease: 23160 Type: REAL Owner #: 98321 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .006749 Override Royalty Category: G1 Railroad #: 23160 Agent: 368
ROAD & BRIDGE		3,770	5,030	
DIME BOX ISD		1,250	1,660	
GIDDINGS ISD		2,530	3,370	
HB1984: The Appraised value of \$5,030 in 2023 as compared to \$4,240 in 2018 is a 18.63% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,770	0	5,030
ROAD & BRIDGE		3,770	0	5,030
DIME BOX ISD		1,250	0	1,660
GIDDINGS ISD		2,530	0	3,370

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,560	11,350	Lease: 23321 Type: REAL Owner #: 98321 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .014076 Override Royalty Category: G1 Railroad #: 23321 Agent: 368
ROAD & BRIDGE		6,560	11,350	
DIME BOX ISD		2,620	4,550	
GIDDINGS ISD		3,940	6,810	
HB1984: The Appraised value of \$11,350 in 2023 as compared to \$6,490 in 2018 is a 74.88% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,560	0	11,350
ROAD & BRIDGE		6,560	0	11,350
DIME BOX ISD		2,620	0	4,550
GIDDINGS ISD		3,940	0	6,810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	780 780 780	Lease: 83135 Type: REAL Owner #: 98321 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135 .010720 Override Royalty Category: G1 Railroad #: 83135 Agent: 368
HB1984: The Appraised value of \$780 in 2023 as compared to \$240 in 2018 is a 225.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	0 0 0	780 780 780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,380 6,380 6,380	7,150 7,150 7,150	Lease: 128600 Type: REAL Owner #: 98321 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600 .014381 Override Royalty Category: G1 Railroad #: 128600 Agent: 368
HB1984: The Appraised value of \$7,150 in 2023 as compared to \$3,960 in 2018 is a 80.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,380 6,380 6,380	0 0 0	7,150 7,150 7,150

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	42,630	0	53,640	
ROAD & BRIDGE	42,630	0	53,640	
DIME BOX ISD	26,540	0	31,650	
GIDDINGS ISD	16,100	0	22,000	

