

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

832-243-9600

SPRADLIN CHARLES B & LADONNA A
29 RIM RD
KILGORE TX 75662-2228



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: 94776 3569

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	610 610 610	780 780 780	Lease: 13047 Type: REAL Owner #: 94776 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047 .000607 Override Royalty Category: G1 Railroad #: 13047
HB1984: The Appraised value of \$780 in 2023 as compared to \$350 in 2018 is a 122.86% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	610 610 610	0 0 0	780 780 780

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		230	140	Lease: 13988 Type: REAL Owner #: 94776
ROAD & BRIDGE		230	140	Legal: BIRDIE #1RE
DIME BOX ISD		230	140	U S OPERATING INC AB 189 LAWRENCE C RRC #13988
.000228 Override Royalty Category: G1 Railroad #: 13988				
HB1984: The Appraised value of \$140 in 2023 as compared to \$170 in 2018 is a 17.65% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		230	0	140
ROAD & BRIDGE		230	0	140
DIME BOX ISD		230	0	140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		120	120	Lease: 14976 Type: REAL Owner #: 94776
ROAD & BRIDGE		120	120	Legal: MARY HELEN UNIT 2RE-4RE
GIDDINGS ISD		120	120	U S OPERATING INC AB 189 LAWRENCE C RRC #14976
.000265 Override Royalty Category: G1 Railroad #: 14976				
HB1984: The Appraised value of \$120 in 2023 as compared to \$60 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		120	0	120
ROAD & BRIDGE		120	0	120
GIDDINGS ISD		120	0	120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			10	Lease: 16728 Type: REAL Owner #: 94776
ROAD & BRIDGE			10	Legal: MOZELLE
GIDDINGS ISD			10	U S OPERATING INC AB 207 MANCHA J F RRC #16728
.000034 Override Royalty Category: G1 Railroad #: 16728				
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	10
ROAD & BRIDGE		0	0	10
GIDDINGS ISD		0	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	50	Lease: 17468 Type: REAL Owner #: 94776
ROAD & BRIDGE		10	50	Legal: MAXYE #1-RE
GIDDINGS ISD		10	50	U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468
.000461 Override Royalty Category: G1 Railroad #: 17468				
HB1984: The Appraised value of \$50 in 2023 as compared to \$30 in 2018 is a 66.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	50
ROAD & BRIDGE		10	0	50
GIDDINGS ISD		10	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		10 10 10	10 10 10	Lease: 20529 Type: REAL Owner #: 94776 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .000023 Override Royalty Category: G1 Railroad #: 20529		
No 2018 Hist						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		10 10 10	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		60 60 60	80 80 80	Lease: 23071 Type: REAL Owner #: 94776 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000206 Override Royalty Category: G1 Railroad #: 23071		
HB1984: The Appraised value of \$80 in 2023 as compared to \$40 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		60 60 60	0 0 0	80 80 80		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD		160 160 50 110	220 220 70 150	Lease: 23160 Type: REAL Owner #: 94776 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .000290 Override Royalty Category: G1 Railroad #: 23160		
HB1984: The Appraised value of \$220 in 2023 as compared to \$180 in 2018 is a 22.22% increase.						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD		160 160 50 110	0 0 0 0	220 220 70 150		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD		190 190 70 110	320 320 130 190	Lease: 23321 Type: REAL Owner #: 94776 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .000400 Override Royalty Category: G1 Railroad #: 23321		
HB1984: The Appraised value of \$320 in 2023 as compared to \$180 in 2018 is a 77.78% increase.						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD		190 190 70 110	0 0 0 0	320 320 130 190		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	30 30 30	Lease: 83135 Type: REAL Owner #: 94776 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135 .000461 Override Royalty Category: G1 Railroad #: 83135 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 GIDDINGS ISD	10 10 10	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	280 280 280	310 310 310	Lease: 128600 Type: REAL Owner #: 94776 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600 .000619 Override Royalty Category: G1 Railroad #: 128600 HB1984: The Appraised value of \$310 in 2023 as compared to \$170 in 2018 is a 82.35% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	280 280 280	0 0 0	310 310 310

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	1,680	0	2,070	
ROAD & BRIDGE	1,680	0	2,070	
DIME BOX ISD	1,030	0	1,210	
GIDDINGS ISD	640	0	860	