

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

WATKINS JAMES W JR
615 COUNTY ROAD 3706
BULLARD TX 75757-7911



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: 107582 3951

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	230 230 230	430 430 430	Lease: 18 Type: REAL Owner #: 107582 Legal: JOAN #1 U S OPERATING INC AB 22 WALLACE J Y RRC 25233 UNIT 9925233 .004688 Royalty Interest Category: G1 Railroad #: 25233
HB1984: The Appraised value of \$430 in 2023 as compared to \$250 in 2018 is a 72.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	230	0	430
ROAD & BRIDGE	230	0	430
DIME BOX ISD	230	0	430

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	1,180 1,180 1,180	1,900 1,900 1,900	Lease: 12257 Type: REAL Owner #: 107582 Legal: HARRIET U S OPERATING INC AB 22 WALLACE J Y RRC 12257 .004689 Royalty Interest Category: G1 Railroad #: 12257 HB1984: The Appraised value of \$1,900 in 2023 as compared to \$2,130 in 2018 is a 10.80% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,180 1,180 1,180	0 0 0	1,900 1,900 1,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,920 2,920 2,920	3,470 3,470 3,470	Lease: 12880 Type: REAL Owner #: 107582 Legal: STACEY LEE U S OPERATING INC AB 296 SHELBOURN J A RRC #12880 .004689 Royalty Interest Category: G1 Railroad #: 12880 HB1984: The Appraised value of \$3,470 in 2023 as compared to \$1,000 in 2018 is a 247.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,920 2,920 2,920	0 0 0	3,470 3,470 3,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,620 3,620 3,620	3,740 3,740 3,740	Lease: 13939 Type: REAL Owner #: 107582 Legal: MARGARET IRE & 2 U S OPERATING INC AB 296 SHELBOURN J A RRC #13939 .004689 Royalty Interest Category: G1 Railroad #: 13939 HB1984: The Appraised value of \$3,740 in 2023 as compared to \$1,170 in 2018 is a 219.66% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,620 3,620 3,620	0 0 0	3,740 3,740 3,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,950 2,950 2,950	3,260 3,260 3,260	Lease: 14620 Type: REAL Owner #: 107582 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620 .004617 Royalty Interest Category: G1 Railroad #: 14620 HB1984: The Appraised value of \$3,260 in 2023 as compared to \$2,090 in 2018 is a 55.98% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,950 2,950 2,950	0 0 0	3,260 3,260 3,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	540 540 540	540 540 540	Lease: 15399 Type: REAL Owner #: 107582 Legal: DIRK #2RE U S OPERATING INC AB 296 SHELBOURN J A RRC #15399 .004688 Royalty Interest Category: G1 Railroad #: 15399 HB1984: The Appraised value of \$540 in 2023 as compared to \$590 in 2018 is a 8.47% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	540 540 540	0 0 0	540 540 540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,720 1,720 1,720	2,240 2,240 2,240	Lease: 15403 Type: REAL Owner #: 107582 Legal: MILDRED U S OPERATING INC AB 22 WALLACE J Y RRC #15403 .004632 Royalty Interest Category: G1 Railroad #: 15403 HB1984: The Appraised value of \$2,240 in 2023 as compared to \$1,310 in 2018 is a 70.99% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,720 1,720 1,720	0 0 0	2,240 2,240 2,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,320 1,320 1,320	2,110 2,110 2,110	Lease: 16901 Type: REAL Owner #: 107582 Legal: KATIE "J" U S OPERATING INC AB 22 WALLACE J Y RRC #16901 .004351 Royalty Interest Category: G1 Railroad #: 16901 HB1984: The Appraised value of \$2,110 in 2023 as compared to \$300 in 2018 is a 603.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,320 1,320 1,320	0 0 0	2,110 2,110 2,110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD G	440 440 150 300	590 590 190 390	Lease: 23160 Type: REAL Owner #: 107582 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .000789 Royalty Interest Category: G1 Railroad #: 23160 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$590 in 2023 as compared to \$500 in 2018 is a 18.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	440 440 150 0	0 0 0 390	590 590 190 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,900 1,900 1,900	2,070 2,070 2,070	Lease: 24912 Type: REAL Owner #: 107582 Legal: DELTA DAWN #1 U S OPERATING INC AB 22 WALLACE J Y RRC #24912 .004689 Royalty Interest Category: G1 Railroad #: 24912 HB1984: The Appraised value of \$2,070 in 2023 as compared to \$1,190 in 2018 is a 73.95% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,900 1,900 1,900	0 0 0	2,070 2,070 2,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	390 390 390	Lease: 25099 Type: REAL Owner #: 107582 Legal: HARRIET (NAVARRO) #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25099 .004689 Royalty Interest Category: G1 Railroad #: 25099 HB1984: The Appraised value of \$390 in 2023 as compared to \$160 in 2018 is a 143.75% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	0 0 0	390 390 390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	820 820 820	1,480 1,480 1,480	Lease: 25262 Type: REAL Owner #: 107582 Legal: DELTA DAWN (NAVARRO) U S OPERATING INC AB 22 WALLACE J Y RRC #25262 .004686 Royalty Interest Category: G1 Railroad #: 25262 HB1984: The Appraised value of \$1,480 in 2023 as compared to \$870 in 2018 is a 70.11% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	820 820 820	0 0 0	1,480 1,480 1,480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,280 1,280 1,280	1,630 1,630 1,630	Lease: 25537 Type: REAL Owner #: 107582 Legal: KERRY #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25537 .004688 Royalty Interest Category: G1 Railroad #: 25537 HB1984: The Appraised value of \$1,630 in 2023 as compared to \$1,150 in 2018 is a 41.74% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,280 1,280 1,280	0 0 0	1,630 1,630 1,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,470 2,470 2,470	2,650 2,650 2,650	Lease: 25568 Type: REAL Owner #: 107582 Legal: JANE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25568 .004689 Royalty Interest Category: G1 Railroad #: 25568 HB1984: The Appraised value of \$2,650 in 2023 as compared to \$1,710 in 2018 is a 54.97% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,470 2,470 2,470	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	500 500 500	700 700 700	Lease: 696486 Type: REAL Owner #: 107582 Legal: IRENE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25761 .004688 Royalty Interest Category: G1 Railroad #: 25761 HB1984: The Appraised value of \$700 in 2023 as compared to \$580 in 2018 is a 20.69% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	500 500 500	0 0 0	700 700 700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	12,530 12,530 12,530	12,320 12,320 12,320	Lease: 720204 Type: REAL Owner #: 107582 Legal: YEGUA CREEK RANCH CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27071 DP 802066 .004688 Royalty Interest Category: G1 Railroad #: 27071 HB1984: The Appraised value of \$12,320 in 2023 as compared to \$10,980 in 2018 is a 12.20% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	12,530 12,530 12,530	0 0 0	12,320 12,320 12,320

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	34,550	0	39,520		
ROAD & BRIDGE	34,550	0	39,520		
DIME BOX ISD	34,260	0	39,120		
GIDDINGS ISD	0	390	0		

