

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

832-243-9600

TROIANO LEWIS JR  
5907 CARLEEN DR  
AUSTIN TX 78757-4409



<b>APPRAISAL YEAR 2023</b> 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: 100182 3793  VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	170 170 170	160 160 160	Lease: 11992 Type: REAL Owner #: 100182 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992  .000180 Royalty Interest Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$160 in 2023 as compared to \$40 in 2018 is a 300.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	0 0 0	160 160 160

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](http://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		80	100	Lease: 12039 Type: REAL Owner #: 100182
ROAD & BRIDGE		80	100	Legal: STEIN J #1
DIME BOX ISD		80	100	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039
.000180 Royalty Interest Category: G1 Railroad #: 12039				
HB1984: The Appraised value of \$100 in 2023 as compared to \$20 in 2018 is a 400.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		80	0	100
ROAD & BRIDGE		80	0	100
DIME BOX ISD		80	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,530	4,570	Lease: 13614 Type: REAL Owner #: 100182
ROAD & BRIDGE		3,530	4,570	Legal: SIMEK VLASTA UNIT
DIME BOX ISD		3,530	4,570	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #13614
.011766 Royalty Interest Category: G1 Railroad #: 13614				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,530	0	4,570
ROAD & BRIDGE		3,530	0	4,570
DIME BOX ISD		3,530	0	4,570

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		70	50	Lease: 14028 Type: REAL Owner #: 100182
ROAD & BRIDGE		70	50	Legal: GREGORY THEODORE
DIME BOX ISD		70	50	MAGNOLIA OIL & GAS AB 197 LOFTIN G B RRC #14028
.001955 Royalty Interest Category: G1 Railroad #: 14028				
HB1984: The Appraised value of \$50 in 2023 as compared to \$110 in 2018 is a 54.55% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70	0	50
ROAD & BRIDGE		70	0	50
DIME BOX ISD		70	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		220	390	Lease: 17040 Type: REAL Owner #: 100182
ROAD & BRIDGE		220	390	Legal: LINDA K UNIT 1 RE
DIME BOX ISD		220	390	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040
.000983 Royalty Interest Category: G1 Railroad #: 17040				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		220	0	390
ROAD & BRIDGE		220	0	390
DIME BOX ISD		220	0	390

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD			10 10 10	Lease: 18291 Type: REAL Owner #: 100182 Legal: BERNDT B MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #18291  .003906 Royalty Interest Category: G1 Railroad #: 18291  HB1984: The Appraised value of \$10 in 2023 as compared to \$90 in 2018 is a 88.89% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	10 10 10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		120 120 120	160 160 160	Lease: 18873 Type: REAL Owner #: 100182 Legal: BERNDT B "A" 1/2A/3A MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #18873  .003906 Royalty Interest Category: G1 Railroad #: 18873  HB1984: The Appraised value of \$160 in 2023 as compared to \$40 in 2018 is a 300.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	0 0 0	160 160 160	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,350 1,350 1,350	1,460 1,460 1,460	Lease: 24523 Type: REAL Owner #: 100182 Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523  .001368 Royalty Interest Category: G1 Railroad #: 24523  HB1984: The Appraised value of \$1,460 in 2023 as compared to \$450 in 2018 is a 224.44% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,350 1,350 1,350	0 0 0	1,460 1,460 1,460	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		125,220 125,220 125,220	195,680 195,680 195,680	Lease: 720201 Type: REAL Owner #: 100182 Legal: KOCUREK 151 W1 CHESAPEAKE OPERATING AB 1 STEPHEN F AUSTIN RRC 26919  .022376 Royalty Interest Category: G1 Railroad #: 26919  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	125,220 125,220 125,220	0 0 0	195,680 195,680 195,680	

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	130,760	0	202,580		
ROAD & BRIDGE	130,760	0	202,580		
DIME BOX ISD	130,760	0	202,580		