

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

J HIRAM MOORE LTD
% DMS & COMPANY
PO BOX 5677
ABILENE TX 79608-5677



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: 104589 1747
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	20 20 20	30 30 30	Lease: 12257 Type: REAL Owner #: 104589 Legal: HARRIET U S OPERATING INC AB 22 WALLACE J Y RRC 12257 Agent: 198 .000065 Royalty Interest Category: G1 Railroad #: 12257
HB1984: The Appraised value of \$30 in 2023 as compared to \$30 in 2018 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	30 30 30

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](https://www.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	80 80 80	100 100 100	Lease: 12880 Type: REAL Owner #: 104589 Legal: STACEY LEE U S OPERATING INC AB 296 SHELBOURN J A RRC #12880 .000130 Royalty Interest Category: G1 Railroad #: 12880 Agent: 198 HB1984: The Appraised value of \$100 in 2023 as compared to \$30 in 2018 is a 233.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	300 300 300	310 310 310	Lease: 13939 Type: REAL Owner #: 104589 Legal: MARGARET 1RE & 2 U S OPERATING INC AB 296 SHELBOURN J A RRC #13939 .000391 Royalty Interest Category: G1 Railroad #: 13939 Agent: 198 HB1984: The Appraised value of \$310 in 2023 as compared to \$100 in 2018 is a 210.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	300 300 300	0 0 0	310 310 310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	150 150 150	Lease: 15403 Type: REAL Owner #: 104589 Legal: MILDRED U S OPERATING INC AB 22 WALLACE J Y RRC #15403 .000320 Royalty Interest Category: G1 Railroad #: 15403 Agent: 198 HB1984: The Appraised value of \$150 in 2023 as compared to \$90 in 2018 is a 66.67% 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	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	210 210 210	220 220 220	Lease: 25568 Type: REAL Owner #: 104589 Legal: JANE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25568 .000390 Royalty Interest Category: G1 Railroad #: 25568 Agent: 198 HB1984: The Appraised value of \$220 in 2023 as compared to \$140 in 2018 is a 57.14% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	210 210 210	0 0 0	220 220 220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD G	370 370 370	360 360 360	Lease: 103617 Type: REAL Owner #: 104589 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 Agent: 198 .000443 Override Royalty Category: G1 Railroad #: 103617 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$360 in 2023 as compared to \$180 in 2018 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	370 370 0	0 0 360	360 360 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	60 60 60	Lease: 696486 Type: REAL Owner #: 104589 Legal: IRENE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25761 Agent: 198 .000391 Royalty Interest Category: G1 Railroad #: 25761 HB1984: The Appraised value of \$60 in 2023 as compared to \$50 in 2018 is a 20.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	310 310 310	300 300 300	Lease: 720204 Type: REAL Owner #: 104589 Legal: YEGUA CREEK RANCH CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27071 DP 802066 Agent: 198 .000115 Royalty Interest Category: G1 Railroad #: 27071 HB1984: The Appraised value of \$300 in 2023 as compared to \$270 in 2018 is a 11.11% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	310 310 310	0 0 0	300 300 300

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	1,450	0	1,530		
ROAD & BRIDGE	1,450	0	1,530		
DIME BOX ISD	1,080	0	1,170		
GIDDINGS ISD	0	360	0		

