

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

LOW CHAPARRAL LTD  
1731 SPYGLASS DR APT 79  
AUSTIN TX 78746-7925



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: 106455 2315  
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 LEXINGTON ISD	1,760 1,760 1,760	4,710 4,710 4,710	Lease: 17371 Type: REAL Owner #: 106455 Legal: PEEBLES 1 BETRO INC AB 40 BREEDING G W RRC #17371  .126667 Royalty Interest Category: G1 Railroad #: 17371
HB1984: The Appraised value of \$4,710 in 2023 as compared to \$1,040 in 2018 is a 352.88% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	1,760 1,760 1,760	0 0 0	4,710 4,710 4,710

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 LEXINGTON ISD	23,390 23,390 23,390	9,800 9,800 9,800	Lease: 17699 Type: REAL Owner #: 106455 Legal: PEEBLES SAM 1A & 2A BETRO INC AB 138 GRIFFITH H RRC #17699  .152000 Royalty Interest Category: G1 Railroad #: 17699  HB1984: The Appraised value of \$9,800 in 2023 as compared to \$18,610 in 2018 is a 47.34% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	23,390 23,390 23,390	0 0 0	9,800 9,800 9,800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	19,880 19,880 19,880	53,700 53,700 53,700	Lease: 17883 Type: REAL Owner #: 106455 Legal: PEEBLES 1/3/4/7 ADS OIL & GAS INC AB 174 JOHNSON J F RRC #17883  .190000 Royalty Interest Category: G1 Railroad #: 17883  HB1984: The Appraised value of \$53,700 in 2023 as compared to \$4,910 in 2018 is a 993.69% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	19,880 19,880 19,880	0 0 0	53,700 53,700 53,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	294,570 294,570 294,570	237,340 237,340 237,340	Lease: 720209 Type: REAL Owner #: 106455 Legal: MARBURGER A UNIT ATLAS OPERATING LLC AB 174 JOHNSON J F RRC 27207 DP 800399  .113808 Royalty Interest Category: G1 Railroad #: 27207  HB1984: The Appraised value of \$237,340 in 2023 as compared to \$318,220 in 2018 is a 25.42% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	294,570 294,570 294,570	0 0 0	237,340 237,340 237,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	298,930 298,930 298,930	316,220 316,220 316,220	Lease: 720210 Type: REAL Owner #: 106455 Legal: ZGABAY B UNIT ATLAS OPERATING LLC AB 138 GRIFFITH H RRC 27165 DP807564 LEE 90%  .167900 Royalty Interest Category: G1 Railroad #: 27165  HB1984: The Appraised value of \$316,220 in 2023 as compared to \$226,760 in 2018 is a 39.45% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	298,930 298,930 298,930	0 0 0	316,220 316,220 316,220

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	638,530	0	621,770		
ROAD & BRIDGE	638,530	0	621,770		
LEXINGTON ISD	638,530	0	621,770		

