

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

832-243-9600

**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: 94704 138

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

BAGE FRED W  
261 MOSS OAK DR  
SOMERVILLE TX 77879-4564



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	330 330 330	100 100 100	Lease: 1 Type: REAL Owner #: 94704 Legal: ANMAR UNIT TRACT 3 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 3 50%  .001223 Royalty Interest Category: G1 Railroad #: 19827
HB1984: The Appraised value of \$100 in 2023 as compared to \$210 in 2018 is a 52.38% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	330 330 330	0 0 0	100 100 100

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		70	220	Lease: 19364 Type: REAL Owner #: 94704 Legal: AOM 1-4 ERNEST OPERATING CO AB 3 BIRD T RRC #19364  .002512 Royalty Interest Category: G1 Railroad #: 19364  HB1984: The Appraised value of \$220 in 2023 as compared to \$60 in 2018 is a 266.67% increase.
ROAD & BRIDGE		70	220	
DIME BOX ISD		70	220	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	70	0	220	
ROAD & BRIDGE	70	0	220	
DIME BOX ISD	70	0	220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		330	100	Lease: 19827 Type: REAL Owner #: 94704 Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50%  .001223 Royalty Interest Category: G1 Railroad #: 19827  HB1984: The Appraised value of \$100 in 2023 as compared to \$210 in 2018 is a 52.38% decrease.
ROAD & BRIDGE		330	100	
DIME BOX ISD		330	100	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	330	0	100	
ROAD & BRIDGE	330	0	100	
DIME BOX ISD	330	0	100	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	40	Lease: 20593 Type: REAL Owner #: 94704 Legal: MAR-SOP UNIT ERNEST OPERATING CO AB 3 BIRD T RRC #20593  .002992 Royalty Interest Category: G1 Railroad #: 20593  HB1984: The Appraised value of \$40 in 2023 as compared to \$10 in 2018 is a 300.00% increase.
ROAD & BRIDGE		30	40	
DIME BOX ISD		30	40	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	30	0	40	
ROAD & BRIDGE	30	0	40	
DIME BOX ISD	30	0	40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		80	120	Lease: 22678 Type: REAL Owner #: 94704 Legal: MARMIC ERNEST OPERATING CO AB 3 BIRD T RRC #22678  .001644 Royalty Interest Category: G1 Railroad #: 22678  HB1984: The Appraised value of \$120 in 2023 as compared to \$90 in 2018 is a 33.33% increase.
ROAD & BRIDGE		80	120	
DIME BOX ISD		80	120	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	80	0	120	
ROAD & BRIDGE	80	0	120	
DIME BOX ISD	80	0	120	

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	840	0	580		
ROAD & BRIDGE	840	0	580		
DIME BOX ISD	840	0	580		

