

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: 93196 896

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

DOBOS BETTY J  
PO BOX 127  
DIME BOX TX 77853-0127



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	1,210 1,210 1,210	1,920 1,920 1,920	Lease: 12965 Type: REAL Owner #: 93196 Legal: HUMPHREY-BENSON W#6 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #12965  .048945 Royalty Interest Category: G1 Railroad #: 12965
HB1984: The Appraised value of \$1,920 in 2023 as compared to \$1,500 in 2018 is a 28.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,210 1,210 1,210	0 0 0	1,920 1,920 1,920

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		1,210	1,690	Lease: 17012	Type: REAL Owner #: 93196
ROAD & BRIDGE		1,210	1,690	Legal: WUBBENHORST W2/5RE	
DIME BOX ISD		1,210	1,690	MAGNOLIA OIL & GAS	
				AB 22 WALLACE J Y	
				RRC #17012	
				.005255 Royalty Interest	
				Category: G1	
				Railroad #: 17012	
HB1984: The Appraised value of \$1,690 in 2023 as compared to \$1,950 in 2018 is a 13.33% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		1,210	0	1,690	
ROAD & BRIDGE		1,210	0	1,690	
DIME BOX ISD		1,210	0	1,690	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		850	1,520	Lease: 17040	Type: REAL Owner #: 93196
ROAD & BRIDGE		850	1,520	Legal: LINDA K UNIT 1 RE	
DIME BOX ISD		850	1,520	MAGNOLIA OIL & GAS	
				AB 1 AUSTIN S F	
				RRC #17040	
				.003812 Royalty Interest	
				Category: G1	
				Railroad #: 17040	
HB1984: The Appraised value of \$1,520 in 2023 as compared to \$840 in 2018 is a 80.95% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		850	0	1,520	
ROAD & BRIDGE		850	0	1,520	
DIME BOX ISD		850	0	1,520	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		50	50	Lease: 199996	Type: REAL Owner #: 93196
ROAD & BRIDGE		50	50	Legal: MIKULIN #1	
DIME BOX ISD		50	50	E P C OIL & GAS INC	
LEE CO FWD #1	G	50	50	AB 1 AUSTIN S F	
				RRC #199996	
				.003595 Override Royalty	
				Category: G1	
				Railroad #: 199996	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$50 in 2023 as compared to \$10 in 2018 is a 400.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		50	0	50	
ROAD & BRIDGE		50	0	50	
DIME BOX ISD		50	0	50	
LEE CO FWD #1		0	50	0	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	68,900 68,900 68,900	76,700 76,700 76,700	Lease: 720130 Type: REAL Owner #: 93196 Legal: BALCAR UNIT 1 CHESAPEAKE OPERATING AB 1 AUSTIN S F RRC #25862  .013679 Royalty Interest Category: G1 Railroad #: 25862  HB1984: The Appraised value of \$76,700 in 2023 as compared to \$16,740 in 2018 is a 358.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	68,900 68,900 68,900	0 0 0	76,700 76,700 76,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,210 1,210 1,210	1,920 1,920 1,920	Lease: 720149 Type: REAL Owner #: 93196 Legal: HUMPHREY BENSON W#4 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC 12965  .048945 Royalty Interest Category: G1 Railroad #: 12965  HB1984: The Appraised value of \$1,920 in 2023 as compared to \$1,500 in 2018 is a 28.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,210 1,210 1,210	0 0 0	1,920 1,920 1,920

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	73,430	0	83,800	
ROAD & BRIDGE	73,430	0	83,800	
DIME BOX ISD	73,430	0	83,800	
LEE CO FWD #1	0	50	0	

