

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

BEN-NUN DEBORAH
4317 PALLADIO DR
AUSTIN TX 78731-1801



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: 95836 262
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	19,640 19,640 19,640	17,160 17,160 17,160	Lease: 11835 Type: REAL Owner #: 95836 Legal: HILLIARD UNIT U S OPERATING INC AB 197 LOFTIN G B RRC #11835 .046225 Royalty Interest Category: G1 Railroad #: 11835
HB1984: The Appraised value of \$17,160 in 2023 as compared to \$16,990 in 2018 is a 1.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	19,640 19,640 19,640	0 0 0	17,160 17,160 17,160

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 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	50 50 50	60 60 60	Lease: 12606 Type: REAL Owner #: 95836 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606 .000122 Royalty Interest Category: G1 Railroad #: 12606 HB1984: The Appraised value of \$60 in 2023 as compared to \$20 in 2018 is a 200.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,770 4,770 4,770	7,100 7,100 7,100	Lease: 13764 Type: REAL Owner #: 95836 Legal: DAISY U S OPERATING INC AB 27 ARMSTRONG L M RRC #13764 .039386 Royalty Interest Category: G1 Railroad #: 13764 HB1984: The Appraised value of \$7,100 in 2023 as compared to \$18,910 in 2018 is a 62.45% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,770 4,770 4,770	0 0 0	7,100 7,100 7,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	11,890 11,890 11,890	7,570 7,570 7,570	Lease: 15483 Type: REAL Owner #: 95836 Legal: VIRGINIA UNIT U S OPERATING INC AB 207 MANCHA J F RRC #15483 .037676 Royalty Interest Category: G1 Railroad #: 15483 HB1984: The Appraised value of \$7,570 in 2023 as compared to \$2,560 in 2018 is a 195.70% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	11,890 11,890 11,890	0 0 0	7,570 7,570 7,570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,570 5,570 5,570	7,060 7,060 7,060	Lease: 15586 Type: REAL Owner #: 95836 Legal: ERIN U S OPERATING INC AB 302 SORSBY W A RRC #15586 .014184 Royalty Interest Category: G1 Railroad #: 15586 HB1984: The Appraised value of \$7,060 in 2023 as compared to \$4,260 in 2018 is a 65.73% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,570 5,570 5,570	0 0 0	7,060 7,060 7,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,180 5,180 5,180	4,790 4,790 4,790	Lease: 16694 Type: REAL Owner #: 95836 Legal: LASHARON U S OPERATING INC AB 197 LOFTIN G B RRC #16694 .046875 Royalty Interest Category: G1 Railroad #: 16694 HB1984: The Appraised value of \$4,790 in 2023 as compared to \$4,970 in 2018 is a 3.62% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,180 5,180 5,180	0 0 0	4,790 4,790 4,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,890 2,890 2,890	4,270 4,270 4,270	Lease: 23334 Type: REAL Owner #: 95836 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334 .015214 Royalty Interest Category: G1 Railroad #: 23334 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,890 2,890 2,890	0 0 0	4,270 4,270 4,270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	40 40 40	Lease: 24179 Type: REAL Owner #: 95836 Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179 .000122 Royalty Interest Category: G1 Railroad #: 24179 HB1984: The Appraised value of \$40 in 2023 as compared to \$20 in 2018 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	21,090 21,090 21,090	23,360 23,360 23,360	Lease: 24690 Type: REAL Owner #: 95836 Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690 .030529 Royalty Interest Category: G1 Railroad #: 24690 HB1984: The Appraised value of \$23,360 in 2023 as compared to \$14,610 in 2018 is a 59.89% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	21,090 21,090 21,090	0 0 0	23,360 23,360 23,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	50 50 50	70 70 70	Lease: 720241 Type: REAL Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752 .000008 Royalty Interest Category: G1 Railroad #: 27722	Owner #: 95836	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY	50	0	70		
ROAD & BRIDGE	50	0	70		
DIME BOX ISD	50	0	70		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	71,160	0	71,480		
ROAD & BRIDGE	71,160	0	71,480		
DIME BOX ISD	68,270	0	67,210		
GIDDINGS ISD	2,890	0	4,270		