

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

832-243-9600

BRAME HELEN HILLIARD  
PO BOX Y  
ELDORADO TX 76936-1249



**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: 96045 444

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	16,500 16,500 16,500	14,410 14,410 14,410	Lease: 11835 Type: REAL Owner #: 96045 Legal: HILLIARD UNIT U S OPERATING INC AB 197 LOFTIN G B RRC #11835  .038827 Royalty Interest Category: G1 Railroad #: 11835
HB1984: The Appraised value of \$14,410 in 2023 as compared to \$14,270 in 2018 is a .98% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	16,500 16,500 16,500	0 0 0	14,410 14,410 14,410

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 ROAD & BRIDGE DIME BOX ISD	40 40 40	50 50 50	Lease: 12606 Type: REAL Owner #: 96045 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606  .000098 Royalty Interest Category: G1 Railroad #: 12606	
HB1984: The Appraised value of \$50 in 2023 as compared to \$20 in 2018 is a 150.00% 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	50 50 50	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,940 3,940 3,940	5,850 5,850 5,850	Lease: 13764 Type: REAL Owner #: 96045 Legal: DAISY U S OPERATING INC AB 27 ARMSTRONG L M RRC #13764  .032475 Royalty Interest Category: G1 Railroad #: 13764	
HB1984: The Appraised value of \$5,850 in 2023 as compared to \$15,590 in 2018 is a 62.48% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,940 3,940 3,940	0 0 0	5,850 5,850 5,850	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,780 9,780 9,780	6,220 6,220 6,220	Lease: 15483 Type: REAL Owner #: 96045 Legal: VIRGINIA UNIT U S OPERATING INC AB 207 MANCHA J F RRC #15483  .031001 Royalty Interest Category: G1 Railroad #: 15483	
HB1984: The Appraised value of \$6,220 in 2023 as compared to \$2,110 in 2018 is a 194.79% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,780 9,780 9,780	0 0 0	6,220 6,220 6,220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,680 4,680 4,680	5,930 5,930 5,930	Lease: 15586 Type: REAL Owner #: 96045 Legal: ERIN U S OPERATING INC AB 302 SORSBY W A RRC #15586  .011915 Royalty Interest Category: G1 Railroad #: 15586	
HB1984: The Appraised value of \$5,930 in 2023 as compared to \$3,580 in 2018 is a 65.64% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,680 4,680 4,680	0 0 0	5,930 5,930 5,930	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,350 4,350 4,350	4,020 4,020 4,020	4,020 4,020 4,020	Lease: 16694 Type: REAL Owner #: 96045 Legal: LASHARON U S OPERATING INC AB 197 LOFTIN G B RRC #16694  .039375 Royalty Interest Category: G1 Railroad #: 16694  HB1984: The Appraised value of \$4,020 in 2023 as compared to \$4,180 in 2018 is a 3.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,350 4,350 4,350	0 0 0	4,020 4,020 4,020	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,470 2,470 2,470	3,650 3,650 3,650	3,650 3,650 3,650	Lease: 23334 Type: REAL Owner #: 96045 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334  .013010 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	2,470 2,470 2,470	0 0 0	3,650 3,650 3,650	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	30 30 30	30 30 30	Lease: 24179 Type: REAL Owner #: 96045 Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179  .000098 Royalty Interest Category: G1 Railroad #: 24179  HB1984: The Appraised value of \$30 in 2023 as compared to \$10 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	30 30 30	0 0 0	30 30 30	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	17,710 17,710 17,710	19,620 19,620 19,620	19,620 19,620 19,620	Lease: 24690 Type: REAL Owner #: 96045 Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690  .025645 Royalty Interest Category: G1 Railroad #: 24690  HB1984: The Appraised value of \$19,620 in 2023 as compared to \$12,270 in 2018 is a 59.90% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	17,710 17,710 17,710	0 0 0	19,620 19,620 19,620	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	50 50 50	60 60 60	Lease: 720241 Type: REAL Owner #: 96045 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .000007 Royalty Interest Category: G1 Railroad #: 27722
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

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	59,550	0	59,840
ROAD & BRIDGE	59,550	0	59,840
DIME BOX ISD	57,080	0	56,190
GIDDINGS ISD	2,470	0	3,650