

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

TROIANO LEWIS JR  
5907 CARLEEN DR  
AUSTIN TX 78757-4409



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: 100182 3793  
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	170 170 170	160 160 160	Lease: 11992 Type: REAL Owner #: 100182 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992  .000180 Royalty Interest Category: G1 Railroad #: 11992 HB1984: The Appraised value of \$160 in 2023 as compared to \$40 in 2018 is a 300.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	0 0 0	160 160 160

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	80 80 80	100 100 100	Lease: 12039 Type: REAL Owner #: 100182 Legal: STEIN J #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039  .000180 Royalty Interest Category: G1 Railroad #: 12039  HB1984: The Appraised value of \$100 in 2023 as compared to \$20 in 2018 is a 400.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,530 3,530 3,530	4,570 4,570 4,570	Lease: 13614 Type: REAL Owner #: 100182 Legal: SIMEK VLASTA UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #13614  .011766 Royalty Interest Category: G1 Railroad #: 13614  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,530 3,530 3,530	0 0 0	4,570 4,570 4,570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	50 50 50	Lease: 14028 Type: REAL Owner #: 100182 Legal: GREGORY THEODORE MAGNOLIA OIL & GAS AB 197 LOFTIN G B RRC #14028  .001955 Royalty Interest Category: G1 Railroad #: 14028  HB1984: The Appraised value of \$50 in 2023 as compared to \$110 in 2018 is a 54.55% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 220	390 390 390	Lease: 17040 Type: REAL Owner #: 100182 Legal: LINDA K UNIT 1 RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040  .000983 Royalty Interest Category: G1 Railroad #: 17040  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 220	0 0 0	390 390 390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		10 10 10	Lease: 18291 Type: REAL Owner #: 100182 Legal: BERNDT B MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #18291  .003906 Royalty Interest Category: G1 Railroad #: 18291  HB1984: The Appraised value of \$10 in 2023 as compared to \$90 in 2018 is a 88.89% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	160 160 160	Lease: 18873 Type: REAL Owner #: 100182 Legal: BERNDT B "A" 1/2A/3A MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #18873  .003906 Royalty Interest Category: G1 Railroad #: 18873  HB1984: The Appraised value of \$160 in 2023 as compared to \$40 in 2018 is a 300.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	0 0 0	160 160 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,350 1,350 1,350	1,460 1,460 1,460	Lease: 24523 Type: REAL Owner #: 100182 Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523  .001368 Royalty Interest Category: G1 Railroad #: 24523  HB1984: The Appraised value of \$1,460 in 2023 as compared to \$450 in 2018 is a 224.44% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,350 1,350 1,350	0 0 0	1,460 1,460 1,460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	125,220 125,220 125,220	195,680 195,680 195,680	Lease: 720201 Type: REAL Owner #: 100182 Legal: KOCUREK 151 W1 CHESAPEAKE OPERATING AB 1 STEPHEN F AUSTIN RRC 26919  .022376 Royalty Interest Category: G1 Railroad #: 26919  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	125,220 125,220 125,220	0 0 0	195,680 195,680 195,680

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	130,760	0	202,580		
ROAD & BRIDGE	130,760	0	202,580		
DIME BOX ISD	130,760	0	202,580		