

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

832-243-9600

WILLS AMY HILLIARD
3451 MAYFIELD RANCH BLVD #408
ROUND ROCK TX 78681-2469



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: 100535 4081

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	9,820 9,820 9,820	8,580 8,580 8,580	Lease: 11835 Type: REAL Owner #: 100535 Legal: HILLIARD UNIT U S OPERATING INC AB 197 LOFTIN G B RRC #11835 .023111 Royalty Interest Category: G1 Railroad #: 11835
HB1984: The Appraised value of \$8,580 in 2023 as compared to \$8,490 in 2018 is a 1.06% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,820 9,820 9,820	0 0 0	8,580 8,580 8,580

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		20	30	Lease: 12606 Type: REAL Owner #: 100535 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606 .000061 Royalty Interest Category: G1 Railroad #: 12606
ROAD & BRIDGE		20	30	
DIME BOX ISD		20	30	
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		20	0	30
ROAD & BRIDGE		20	0	30
DIME BOX ISD		20	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,390	3,550	Lease: 13764 Type: REAL Owner #: 100535 Legal: DAISY U S OPERATING INC AB 27 ARMSTRONG L M RRC #13764 .019693 Royalty Interest Category: G1 Railroad #: 13764
ROAD & BRIDGE		2,390	3,550	
DIME BOX ISD		2,390	3,550	
HB1984: The Appraised value of \$3,550 in 2023 as compared to \$9,460 in 2018 is a 62.47% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,390	0	3,550
ROAD & BRIDGE		2,390	0	3,550
DIME BOX ISD		2,390	0	3,550

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		5,940	3,780	Lease: 15483 Type: REAL Owner #: 100535 Legal: VIRGINIA UNIT U S OPERATING INC AB 207 MANCHA J F RRC #15483 .018838 Royalty Interest Category: G1 Railroad #: 15483
ROAD & BRIDGE		5,940	3,780	
DIME BOX ISD		5,940	3,780	
HB1984: The Appraised value of \$3,780 in 2023 as compared to \$1,280 in 2018 is a 195.31% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		5,940	0	3,780
ROAD & BRIDGE		5,940	0	3,780
DIME BOX ISD		5,940	0	3,780

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,790	3,530	Lease: 15586 Type: REAL Owner #: 100535 Legal: ERIN U S OPERATING INC AB 302 SORSBY W A RRC #15586 .007092 Royalty Interest Category: G1 Railroad #: 15586
ROAD & BRIDGE		2,790	3,530	
DIME BOX ISD		2,790	3,530	
HB1984: The Appraised value of \$3,530 in 2023 as compared to \$2,130 in 2018 is a 65.73% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,790	0	3,530
ROAD & BRIDGE		2,790	0	3,530
DIME BOX ISD		2,790	0	3,530

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,590	2,390	Lease: 16694 Type: REAL Owner #: 100535 Legal: LASHARON U S OPERATING INC AB 197 LOFTIN G B RRC #16694 .023438 Royalty Interest Category: G1 Railroad #: 16694
ROAD & BRIDGE		2,590	2,390	
DIME BOX ISD		2,590	2,390	
HB1984: The Appraised value of \$2,390 in 2023 as compared to \$2,490 in 2018 is a 4.02% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,590	0	2,390
ROAD & BRIDGE		2,590	0	2,390
DIME BOX ISD		2,590	0	2,390

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,450	2,130	Lease: 23334 Type: REAL Owner #: 100535 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334 .007607 Royalty Interest Category: G1 Railroad #: 23334
ROAD & BRIDGE		1,450	2,130	
GIDDINGS ISD		1,450	2,130	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,450	0	2,130
ROAD & BRIDGE		1,450	0	2,130
GIDDINGS ISD		1,450	0	2,130

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	20	Lease: 24179 Type: REAL Owner #: 100535 Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179 .000061 Royalty Interest Category: G1 Railroad #: 24179
ROAD & BRIDGE		20	20	
DIME BOX ISD		20	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$10 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	20
ROAD & BRIDGE		20	0	20
DIME BOX ISD		20	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10,540	11,680	Lease: 24690 Type: REAL Owner #: 100535 Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690 .015265 Royalty Interest Category: G1 Railroad #: 24690
ROAD & BRIDGE		10,540	11,680	
DIME BOX ISD		10,540	11,680	
HB1984: The Appraised value of \$11,680 in 2023 as compared to \$7,300 in 2018 is a 60.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10,540	0	11,680
ROAD & BRIDGE		10,540	0	11,680
DIME BOX ISD		10,540	0	11,680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	30 30 30	30 30 30	Lease: 720241 Type: REAL Owner #: 100535 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752 .000004 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	30 30 30	0 0 0	30 30 30

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	35,590	0	35,720
ROAD & BRIDGE	35,590	0	35,720
DIME BOX ISD	34,140	0	33,590
GIDDINGS ISD	1,450	0	2,130