

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

VAUGHAN LUTHER M JR  
2001 KIRBY DR STE 500  
HOUSTON TX 77019



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: 100263 3855  
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	90 90 90	120 120 120	Lease: 12606 Type: REAL Owner #: 100263 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606  .000244 Royalty Interest Category: G1 Railroad #: 12606
HB1984: The Appraised value of \$120 in 2023 as compared to \$40 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	90 90 90	0 0 0	120 120 120

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	1,820 1,820 1,820	2,700 2,700 2,700	Lease: 13764 Type: REAL Owner #: 100263 Legal: DAISY U S OPERATING INC AB 27 ARMSTRONG L M RRC #13764  .014978 Royalty Interest Category: G1 Railroad #: 13764  HB1984: The Appraised value of \$2,700 in 2023 as compared to \$7,190 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	1,820 1,820 1,820	0 0 0	2,700 2,700 2,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,800 5,800 5,800	3,690 3,690 3,690	Lease: 15483 Type: REAL Owner #: 100263 Legal: VIRGINIA UNIT U S OPERATING INC AB 207 MANCHA J F RRC #15483  .018397 Royalty Interest Category: G1 Railroad #: 15483  HB1984: The Appraised value of \$3,690 in 2023 as compared to \$1,250 in 2018 is a 195.20% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,800 5,800 5,800	0 0 0	3,690 3,690 3,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD G	40 40 40	50 50 50	Lease: 23334 Type: REAL Owner #: 100263 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334  .000184 Royalty Interest Category: G1 Railroad #: 23334  Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 0	0 0 50	50 50 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	80 80 80	Lease: 24179 Type: REAL Owner #: 100263 Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179  .000244 Royalty Interest Category: G1 Railroad #: 24179  HB1984: The Appraised value of \$80 in 2023 as compared to \$40 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	70 70 70	0 0 0	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	19,040 19,040 19,040	20,570 20,570 20,570	Lease: 24523 Type: REAL Owner #: 100263 Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523  .019268 Royalty Interest Category: G1 Railroad #: 24523  HB1984: The Appraised value of \$20,570 in 2023 as compared to \$18,960 in 2018 is a 8.49% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	19,040 19,040 19,040	0 0 0	20,570 20,570 20,570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	210 210 210	280 280 280	Lease: 720241 Type: REAL Owner #: 100263 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .000033 Royalty Interest Category: G1 Railroad #: 27722  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	210 210 210	0 0 0	280 280 280

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	27,070	0	27,490		
ROAD & BRIDGE	27,070	0	27,490		
DIME BOX ISD	27,030	0	27,440		
GIDDINGS ISD	0	50	0		

