

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

832-243-9600

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: 106449 2574

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

MHM RESOURCES
% DMS & COMPANY
PO BOX 5677
ABILENE TX 79608-5677



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	10 10 10	20 20 20	Lease: 12257 Type: REAL Owner #: 106449 Legal: HARRIET U S OPERATING INC AB 22 WALLACE J Y RRC 12257 .000039 Royalty Interest Category: G1 Railroad #: 12257 Agent: 198
HB1984: The Appraised value of \$20 in 2023 as compared to \$20 in 2018 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	20 20 20

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	60 60 60	Lease: 12880 Type: REAL Owner #: 106449 Legal: STACEY LEE U S OPERATING INC AB 296 SHELBOURN J A RRC #12880 .000078 Royalty Interest Category: G1 Railroad #: 12880 Agent: 198 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	180 180 180	190 190 190	190 190 190	Lease: 13939 Type: REAL Owner #: 106449 Legal: MARGARET 1RE & 2 U S OPERATING INC AB 296 SHELBOURN J A RRC #13939 .000234 Royalty Interest Category: G1 Railroad #: 13939 Agent: 198 HB1984: The Appraised value of \$190 in 2023 as compared to \$60 in 2018 is a 216.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	180 180 180	0 0 0	190 190 190	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	90 90 90	90 90 90	Lease: 15403 Type: REAL Owner #: 106449 Legal: MILDRED U S OPERATING INC AB 22 WALLACE J Y RRC #15403 .000192 Royalty Interest Category: G1 Railroad #: 15403 Agent: 198 HB1984: The Appraised value of \$90 in 2023 as compared to \$50 in 2018 is a 80.00% 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	90 90 90	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	130 130 130	130 130 130	Lease: 25568 Type: REAL Owner #: 106449 Legal: JANE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25568 .000234 Royalty Interest Category: G1 Railroad #: 25568 Agent: 198 HB1984: The Appraised value of \$130 in 2023 as compared to \$90 in 2018 is a 44.44% 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	130 130 130	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		220	220	Lease: 103617	Type: REAL Owner #: 106449
ROAD & BRIDGE		220	220	Legal: STRANGER T UNIT 4	
GIDDINGS ISD	G	220	220	MAGNOLIA OIL & GAS	
				AB 207 MANCHA J F	
				RRC #103617	Agent: 198
				.000265 Override Royalty	
				Category: G1	
				Railroad #: 103617	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$220 in 2023 as compared to \$110 in 2018 is a 100.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		220	0	220	
ROAD & BRIDGE		220	0	220	
GIDDINGS ISD		0	220	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		30	40	Lease: 696486	Type: REAL Owner #: 106449
ROAD & BRIDGE		30	40	Legal: IRENE #1	
DIME BOX ISD		30	40	U S OPERATING INC	
				AB 22 WALLACE J Y	
				RRC #25761	Agent: 198
				.000234 Royalty Interest	
				Category: G1	
				Railroad #: 25761	
HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		30	0	40	
ROAD & BRIDGE		30	0	40	
DIME BOX ISD		30	0	40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		190	180	Lease: 720204	Type: REAL Owner #: 106449
ROAD & BRIDGE		190	180	Legal: YEGUA CREEK RANCH	
DIME BOX ISD		190	180	CHESAPEAKE OPERATING	
				AB 22 WALLACE J Y	
				RRC 27071 DP 802066	Agent: 198
				.000069 Royalty Interest	
				Category: G1	
				Railroad #: 27071	
HB1984: The Appraised value of \$180 in 2023 as compared to \$160 in 2018 is a 12.50% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		190	0	180	
ROAD & BRIDGE		190	0	180	
DIME BOX ISD		190	0	180	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	870	0	930		
ROAD & BRIDGE	870	0	930		
DIME BOX ISD	650	0	710		
GIDDINGS ISD	0	220	0		

