

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

832-243-9600

IVEY PATTIE PEEBLES
1731 SPYGLASS DR APT 79
AUSTIN TX 78746-7925



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: 107601 1744

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 LEXINGTON ISD	560 560 560	1,490 1,490 1,490	Lease: 17371 Type: REAL Owner #: 107601 Legal: PEEBLES 1 BETRO INC AB 40 BREEDING G W RRC #17371 .040000 Royalty Interest Category: G1 Railroad #: 17371
HB1984: The Appraised value of \$1,490 in 2023 as compared to \$330 in 2018 is a 351.52% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	560 560 560	0 0 0	1,490 1,490 1,490

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		7,390	3,100	Lease: 17699 Type: REAL Owner #: 107601 Legal: PEBBLES SAM 1A & 2A BETRO INC AB 138 GRIFFITH H RRC #17699 .048000 Royalty Interest Category: G1 Railroad #: 17699
ROAD & BRIDGE		7,390	3,100	
LEXINGTON ISD		7,390	3,100	
HB1984: The Appraised value of \$3,100 in 2023 as compared to \$5,880 in 2018 is a 47.28% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		7,390	0	3,100
ROAD & BRIDGE		7,390	0	3,100
LEXINGTON ISD		7,390	0	3,100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,280	16,960	Lease: 17883 Type: REAL Owner #: 107601 Legal: PEBBLES 1/3/4/7 ADS OIL & GAS INC AB 174 JOHNSON J F RRC #17883 .060000 Royalty Interest Category: G1 Railroad #: 17883
ROAD & BRIDGE		6,280	16,960	
LEXINGTON ISD		6,280	16,960	
HB1984: The Appraised value of \$16,960 in 2023 as compared to \$1,550 in 2018 is a 994.19% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,280	0	16,960
ROAD & BRIDGE		6,280	0	16,960
LEXINGTON ISD		6,280	0	16,960

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		93,020	74,950	Lease: 720209 Type: REAL Owner #: 107601 Legal: MARBURGER A UNIT ATLAS OPERATING LLC AB 174 JOHNSON J F RRC 27207 DP 800399 .035939 Royalty Interest Category: G1 Railroad #: 27207
ROAD & BRIDGE		93,020	74,950	
LEXINGTON ISD		93,020	74,950	
HB1984: The Appraised value of \$74,950 in 2023 as compared to \$100,490 in 2018 is a 25.42% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		93,020	0	74,950
ROAD & BRIDGE		93,020	0	74,950
LEXINGTON ISD		93,020	0	74,950

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		94,360	99,820	Lease: 720210 Type: REAL Owner #: 107601 Legal: ZCABAY B UNIT ATLAS OPERATING LLC AB 138 GRIFFITH H RRC 27165 DP807564 LEE 90% .053000 Royalty Interest Category: G1 Railroad #: 27165
ROAD & BRIDGE		94,360	99,820	
LEXINGTON ISD		94,360	99,820	
HB1984: The Appraised value of \$99,820 in 2023 as compared to \$71,580 in 2018 is a 39.45% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		94,360	0	99,820
ROAD & BRIDGE		94,360	0	99,820
LEXINGTON ISD		94,360	0	99,820

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	201,610	0	196,320		
ROAD & BRIDGE	201,610	0	196,320		
LEXINGTON ISD	201,610	0	196,320		

