

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

832-243-9600

DIXON MARGARET ALLANA
1205 CLIFF SWALLOW CT
GRANBURY TX 76048



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: 106315 893

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	30 30 30	10 10 10	Lease: 1 Type: REAL Owner #: 106315 Legal: ANMAR UNIT TRACT 3 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 3 50% .000124 Royalty Interest Category: G1 Railroad #: 19827
HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.			
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	10 10 10

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 No 2018 Hist			10 10 10	Lease: 12574 Type: REAL Owner #: 106315 Legal: STANDRIDGE PAULA DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12574 .000502 Royalty Interest Category: G1 Railroad #: 12574	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		0	0	10	
ROAD & BRIDGE		0	0	10	
DIME BOX ISD		0	0	10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.		20 20 20	50 50 50	Lease: 15261 Type: REAL Owner #: 106315 Legal: GREGORY MARGARET 1RE DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #15261 .000298 Royalty Interest Category: G1 Railroad #: 15261	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		20	0	50	
ROAD & BRIDGE		20	0	50	
DIME BOX ISD		20	0	50	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$220 in 2023 as compared to \$70 in 2018 is a 214.29% increase.		20 20 20	220 220 220	Lease: 15826 Type: REAL Owner #: 106315 Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826 .000303 Royalty Interest Category: G1 Railroad #: 15826	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		20	0	220	
ROAD & BRIDGE		20	0	220	
DIME BOX ISD		20	0	220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist		20 20 20	50 50 50	Lease: 16316 Type: REAL Owner #: 106315 Legal: EVA MAE UNIT #3 & #4 DALLAS PETRO GROUP AB 2 BEST H RRC #16316 .000053 Override Royalty Category: G1 Railroad #: 16316	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		20	0	50	
ROAD & BRIDGE		20	0	50	
GIDDINGS ISD		0	50	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	40	Lease: 16468 Type: REAL Owner #: 106315 Legal: CARMELLA UNIT 1RE & 2 DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #16468 .000725 Royalty Interest Category: G1 Railroad #: 16468
ROAD & BRIDGE		30	40	
DIME BOX ISD		30	40	
HB1984: The Appraised value of \$40 in 2023 as compared to \$170 in 2018 is a 76.47% decrease.				
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			10	Lease: 19364 Type: REAL Owner #: 106315 Legal: AOM 1-4 ERNEST OPERATING CO AB 3 BIRD T RRC #19364 .000149 Royalty Interest Category: G1 Railroad #: 19364
ROAD & BRIDGE			10	
DIME BOX ISD			10	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	10
ROAD & BRIDGE		0	0	10
DIME BOX ISD		0	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	10	Lease: 19827 Type: REAL Owner #: 106315 Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50% .000124 Royalty Interest Category: G1 Railroad #: 19827
ROAD & BRIDGE		30	10	
DIME BOX ISD		30	10	
HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	10
ROAD & BRIDGE		30	0	10
DIME BOX ISD		30	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	50	Lease: 22301 Type: REAL Owner #: 106315 Legal: JOYCE UNIT MAGNOLIA OIL & GAS AB 348 WEBB T H RRC #22301 .000176 Royalty Interest Category: G1 Railroad #: 22301
ROAD & BRIDGE		50	50	
GIDDINGS ISD	G	50	50	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$50 in 2023 as compared to \$60 in 2018 is a 16.67% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	50
ROAD & BRIDGE		50	0	50
GIDDINGS ISD		0	50	0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	3,780 3,780 3,780	5,070 5,070 5,070	Lease: 720241 Type: REAL Owner #: 106315 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752 .000598 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	3,780 3,780 3,780	0 0 0	5,070 5,070 5,070

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,980 3,980 3,910 0	0 0 0 100	5,520 5,520 5,420 0