

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: 202649 1921

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

KATSAT LLC  
3109 LAKE OAK DR  
ARLINGTON TX 76017-2519



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  No 2018 Hist	1,860 1,860 1,860	17,250 17,250 17,250	Lease: 15826 Type: REAL Owner #: 202649 Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826  .024157 Royalty Interest Category: G1 Railroad #: 15826
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,860 1,860 1,860	0 0 0	17,250 17,250 17,250

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](http://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		17,190 17,190 17,190	30,710 30,710 30,710	Lease: 17508 Type: REAL Owner #: 202649 Legal: MORGAN MARY 1 & 3 ERNEST OPERATING CO AB 313 TAYLOR J B RRC #17508  .125000 Royalty Interest Category: G1 Railroad #: 17508	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		17,190 17,190 17,190	0 0 0	30,710 30,710 30,710	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist		7,560 7,560 7,560	8,450 8,450 8,450	Lease: 18484 Type: REAL Owner #: 202649 Legal: GANTT T K 1RE MAGNOLIA OIL & GAS AB 302 SORSBY W A RRC #18484  .030300 Royalty Interest Category: G1 Railroad #: 18484	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		7,560 7,560 7,560	0 0 0	8,450 8,450 8,450	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist		640 640 640	4,320 4,320 4,320	Lease: 18523 Type: REAL Owner #: 202649 Legal: MORGAN ERNEST OPERATING CO AB 22 WALLACE J Y RRC #18523  .125000 Royalty Interest Category: G1 Railroad #: 18523	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		640 640 640	0 0 0	4,320 4,320 4,320	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist		6,710 6,710 6,710	650 650 650	Lease: 20089 Type: REAL Owner #: 202649 Legal: MARMO UNIT 2A ERNEST OPERATING CO AB 313 TAYLOR J B RRC #20089  .062500 Royalty Interest Category: G1 Railroad #: 20089	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		6,710 6,710 6,710	0 0 0	650 650 650	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist		1,740 1,740 1,740	5,220 5,220 5,220	Lease: 20535 Type: REAL Owner #: 202649 Legal: WAMO SAN DIA PRODUCING CO AB 313 TAYLOR J B RRC #20535  .125000 Royalty Interest Category: G1 Railroad #: 20535	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,740 1,740 1,740	0 0 0	5,220 5,220 5,220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist		1,500 1,500 1,500	2,360 2,360 2,360	Lease: 21060 Type: REAL Owner #: 202649 Legal: MORAND UNIT ERNEST OPERATING CO AB 22 WALLACE J Y RRC #21060  .111251 Royalty Interest Category: G1 Railroad #: 21060	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,500 1,500 1,500	0 0 0	2,360 2,360 2,360	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist		810 810 810	240 240 240	Lease: 21359 Type: REAL Owner #: 202649 Legal: MORGAN UNIT MAGNOLIA OIL & GAS AB 313 TAYLOR J B RRC #21359  .100000 Royalty Interest Category: G1 Railroad #: 21359	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		810 810 810	0 0 0	240 240 240	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	38,010	0	69,200		
ROAD & BRIDGE	38,010	0	69,200		
DIME BOX ISD	38,010	0	69,200		

