

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

832-243-9600

WUBBENHORST ROBERT G
12610 KEEPERS TRAIL
CYPRESS TX 77429



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: 100659 4160

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 No 2018 Hist	290 290 290	1,510 1,510 1,510	Lease: 13008 Type: REAL Owner #: 100659 Legal: ROSE 1RE U S OPERATING INC AB 22 WALLACE J Y RRC #13008 .020833 Royalty Interest Category: G1 Railroad #: 13008
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	290 290 290	0 0 0	1,510 1,510 1,510

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		220 220 220	2,050 2,050 2,050	Lease: 15826 Type: REAL Owner #: 100659 Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826 .002869 Royalty Interest Category: G1 Railroad #: 15826	
No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		220 220 220	0 0 0	2,050 2,050 2,050	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		5,220 5,220 5,220	7,280 7,280 7,280	Lease: 17012 Type: REAL Owner #: 100659 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012 .022670 Royalty Interest Category: G1 Railroad #: 17012	
HB1984: The Appraised value of \$7,280 in 2023 as compared to \$4,210 in 2018 is a 72.92% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		5,220 5,220 5,220	0 0 0	7,280 7,280 7,280	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		130 130 130	180 180 180	Lease: 17012 Type: REAL Owner #: 100659 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012 .000551 Override Royalty Category: G1 Railroad #: 17012	
No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		130 130 130	0 0 0	180 180 180	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		3,370 3,370 3,370	4,060 4,060 4,060	Lease: 720121 Type: REAL Owner #: 100659 Legal: ROSE #2 U S OPERATING INC AB 22 WALLACE J Y RRC #24390 .020833 Royalty Interest Category: G1 Railroad #: 24390	
No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		3,370 3,370 3,370	0 0 0	4,060 4,060 4,060	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	48,840 48,840 48,840	76,320 76,320 76,320	Lease: 720201 Type: REAL Owner #: 100659 Legal: KOCUREK 151 W1 CHESAPEAKE OPERATING AB 1 STEPHEN F AUSTIN RRC 26919 .008727 Royalty Interest Category: G1 Railroad #: 26919	
HB1984: The Appraised value of \$76,320 in 2023 as compared to \$23,770 in 2018 is a 221.08% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	48,840 48,840 48,840	0 0 0	76,320 76,320 76,320	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	21,090 21,090 21,090	36,680 36,680 36,680	Lease: 720267 Type: REAL Owner #: 100659 Legal: RAYMOND UNIT 1H & 3H CHESAPEAKE OPERATING AB 2 AUSTIN SF RRC#27683 BUR.88758/LEE.11242 .022468 Royalty Interest Category: G1 Railroad #: 27683	
No 2018 Hist				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	21,090 21,090 21,090	0 0 0	36,680 36,680 36,680	

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	79,160 79,160 79,160	0 0 0	128,080 128,080 128,080	

