

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

832-243-9600

WERNER PARTNERSHIP LTD
3012 GEORGETOWN ST
HOUSTON TX 77005-3030



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: 93562 3994

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	14,760 14,760 14,760	18,030 18,030 18,030	Lease: 12394 Type: REAL Owner #: 93562 Legal: HARDWICK-BIGGS #1RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12394 .011066 Royalty Interest Category: G1 Railroad #: 12394
HB1984: The Appraised value of \$18,030 in 2023 as compared to \$4,780 in 2018 is a 277.20% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	14,760 14,760 14,760	0 0 0	18,030 18,030 18,030

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		3,400	5,310	Lease: 12560 Type: REAL Owner #: 93562
ROAD & BRIDGE		3,400	5,310	Legal: JURCEK #1
DIME BOX ISD		3,400	5,310	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12560
.009167 Royalty Interest Category: G1 Railroad #: 12560				
HB1984: The Appraised value of \$5,310 in 2023 as compared to \$1,850 in 2018 is a 187.03% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,400	0	5,310
ROAD & BRIDGE		3,400	0	5,310
DIME BOX ISD		3,400	0	5,310

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		560	870	Lease: 12560 Type: REAL Owner #: 93562
ROAD & BRIDGE		560	870	Legal: JURCEK #1
DIME BOX ISD		560	870	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12560
.001500 Override Royalty Category: G1 Railroad #: 12560				
HB1984: The Appraised value of \$870 in 2023 as compared to \$300 in 2018 is a 190.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		560	0	870
ROAD & BRIDGE		560	0	870
DIME BOX ISD		560	0	870

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	60	Lease: 25100 Type: REAL Owner #: 93562
ROAD & BRIDGE		20	60	Legal: HARDWICK-BIGGS #2
DIME BOX ISD		20	60	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #25100
.011066 Royalty Interest Category: G1 Railroad #: 25100				
HB1984: The Appraised value of \$60 in 2023 as compared to \$90 in 2018 is a 33.33% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	60
ROAD & BRIDGE		20	0	60
DIME BOX ISD		20	0	60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		43,940	58,960	Lease: 720241 Type: REAL Owner #: 93562
ROAD & BRIDGE		43,940	58,960	Legal: MCCOY 1H
DIME BOX ISD		43,940	58,960	CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752
.006958 Royalty Interest Category: G1 Railroad #: 27722				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		43,940	0	58,960
ROAD & BRIDGE		43,940	0	58,960
DIME BOX ISD		43,940	0	58,960

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	62,680	0	83,230		
ROAD & BRIDGE	62,680	0	83,230		
DIME BOX ISD	62,680	0	83,230		

