

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

832-243-9600

DUNGAN JAMES SEP PROPERTY  
3035 FORT STOCKTON DR  
KATY TX 77449-6256



**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: 108768 965

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	80 80 80	30 30 30	Lease: 1 Type: REAL Owner #: 108768 Legal: ANMAR UNIT TRACT 3 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 3 50%  .000293 Royalty Interest Category: G1 Railroad #: 19827
HB1984: The Appraised value of \$30 in 2023 as compared to \$50 in 2018 is a 40.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	0 0 0	30 30 30

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		10	30	Lease: 19364 Type: REAL Owner #: 108768 Legal: AOM 1-4 ERNEST OPERATING CO AB 3 BIRD T RRC #19364  .000329 Royalty Interest Category: G1 Railroad #: 19364
ROAD & BRIDGE		10	30	
DIME BOX ISD		10	30	
HB1984: The Appraised value of \$30 in 2023 as compared to \$10 in 2018 is a 200.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	30
ROAD & BRIDGE		10	0	30
DIME BOX ISD		10	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		80	30	Lease: 19827 Type: REAL Owner #: 108768 Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50%  .000293 Royalty Interest Category: G1 Railroad #: 19827
ROAD & BRIDGE		80	30	
DIME BOX ISD		80	30	
HB1984: The Appraised value of \$30 in 2023 as compared to \$50 in 2018 is a 40.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		80	0	30
ROAD & BRIDGE		80	0	30
DIME BOX ISD		80	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		160	160	Lease: 21075 Type: REAL Owner #: 108768 Legal: SIMPSON MAGNOLIA OIL & GAS AB 267 REID S H RRC #21075  .000203 Royalty Interest Category: G1 Railroad #: 21075
ROAD & BRIDGE		160	160	
GIDDINGS ISD	G	160	160	
GIDDINGS CITY	G	160	160	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$160 in 2023 as compared to \$140 in 2018 is a 14.29% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		160	0	160
ROAD & BRIDGE		160	0	160
GIDDINGS ISD		0	160	0
GIDDINGS CITY		0	160	0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	5,870 5,870 5,870	Lease: 21350 Type: REAL Owner #: 108768 Legal: WITTE EDDIE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC #21350  .018096 Royalty Interest Category: G1 Railroad #: 21350  HB1984: The Appraised value of \$5,870 in 2023 as compared to \$2,680 in 2018 is a 119.03% increase.
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	5,870 5,870 5,870

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	360	0	6,120
ROAD & BRIDGE	360	0	6,120
DIME BOX ISD	200	0	5,960
GIDDINGS ISD	0	160	0
GIDDINGS CITY	0	160	0

