

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

832-243-9600

PEARL POWER LLC
1610 ELMHURST AVE
NICHOLS HILLS OK 73120-1218



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: 106302 2914

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 LEXINGTON ISD No 2018 Hist	60 60 60	110 110 110	Lease: 18997 Type: REAL Owner #: 106302 Legal: LEACHMAN "D" #10 ADS OIL & GAS INC AB 214 MOORE L RRC #18997 .006714 Royalty Interest Category: G1 Railroad #: 18997
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	60 60 60	0 0 0	110 110 110

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	60	Lease: 19210 Type: REAL Owner #: 106302 Legal: LEACHMAN "F" 12 ADS OIL & GAS INC AB 107 FURNASH J RRC #19210 .000529 Royalty Interest Category: G1 Railroad #: 19210
ROAD & BRIDGE		10	60	
LEXINGTON ISD		10	60	
HB1984: The Appraised value of \$60 in 2023 as compared to \$60 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	60
ROAD & BRIDGE		10	0	60
LEXINGTON ISD		10	0	60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		900	380	Lease: 19476 Type: REAL Owner #: 106302 Legal: LEACHMAN "L" 6 ADS OIL & GAS INC AB 214 MOORE L/AB 168 MOORE L RRC #19476 .005208 Royalty Interest Category: G1 Railroad #: 19476
ROAD & BRIDGE		900	380	
LEXINGTON ISD		900	380	
HB1984: The Appraised value of \$380 in 2023 as compared to \$460 in 2018 is a 17.39% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		900	0	380
ROAD & BRIDGE		900	0	380
LEXINGTON ISD		900	0	380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,580	3,690	Lease: 720209 Type: REAL Owner #: 106302 Legal: MARBURGER A UNIT ATLAS OPERATING LLC AB 174 JOHNSON J F RRC 27207 DP 800399 .001769 Royalty Interest Category: G1 Railroad #: 27207
ROAD & BRIDGE		4,580	3,690	
LEXINGTON ISD		4,580	3,690	
HB1984: The Appraised value of \$3,690 in 2023 as compared to \$4,950 in 2018 is a 25.45% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,580	0	3,690
ROAD & BRIDGE		4,580	0	3,690
LEXINGTON ISD		4,580	0	3,690

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	5,550	0	4,240	
ROAD & BRIDGE	5,550	0	4,240	
LEXINGTON ISD	5,550	0	4,240	