

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: 200369 1430

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

GUY P J FAMILY TRUST
% JAMES GUY TRUSTEE
3904 MAGGIES MEADOW
DENTON TX 76210



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	80 80 80	110 110 110	Lease: 720152 Type: REAL Owner #: 200369 Legal: HARRISON UNIT 2H CRESCENT PASS ENERGY AB 221 MITCHELL A S RRC 26122 .000787 Override Royalty Category: G1 Railroad #: 26122
HB1984: The Appraised value of \$110 in 2023 as compared to \$60 in 2018 is a 83.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	80 80 80	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		2,000	2,100	Lease: 720163 Type: REAL Owner #: 200369
ROAD & BRIDGE		2,000	2,100	Legal: BALL UNIT
GIDDINGS ISD		2,000	2,100	CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26340 COMP 1.8.12
.000840 Override Royalty Category: G1 Railroad #: 26340				
HB1984: The Appraised value of \$2,100 in 2023 as compared to \$230 in 2018 is a 813.04% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,000	0	2,100
ROAD & BRIDGE		2,000	0	2,100
GIDDINGS ISD		2,000	0	2,100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,000	1,000	Lease: 720172 Type: REAL Owner #: 200369
ROAD & BRIDGE		1,000	1,000	Legal: FREEMAN UNIT
LEXINGTON ISD		1,000	1,000	CRESCENT PASS ENERGY AB 174 JOHNSON J F RRC 26377
.000590 Override Royalty Category: G1 Railroad #: 26377				
HB1984: The Appraised value of \$1,000 in 2023 as compared to \$600 in 2018 is a 66.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,000	0	1,000
ROAD & BRIDGE		1,000	0	1,000
LEXINGTON ISD		1,000	0	1,000

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,610	2,390	Lease: 720179 Type: REAL Owner #: 200369
ROAD & BRIDGE		2,610	2,390	Legal: KNOBLOCH UNIT W#1H-2H
DIME BOX ISD		2,480	2,270	CRESCENT PASS ENERGY
LEXINGTON ISD		130	120	AB 15 PETERSON N RRC 26667
.001410 Royalty Interest Category: G1 Railroad #: 26667				
HB1984: The Appraised value of \$2,390 in 2023 as compared to \$360 in 2018 is a 563.89% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,610	0	2,390
ROAD & BRIDGE		2,610	0	2,390
DIME BOX ISD		2,480	0	2,270
LEXINGTON ISD		130	0	120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,580	6,740	Lease: 720185 Type: REAL Owner #: 200369
ROAD & BRIDGE		3,580	6,740	Legal: GOLD 107
DIME BOX ISD		3,580	6,740	CHESAPEAKE OPERATING AB 1 AUSTIN S F RRC 26761 DP 779974
.001491 Override Royalty Category: G1 Railroad #: 26761				
HB1984: The Appraised value of \$6,740 in 2023 as compared to \$8,590 in 2018 is a 21.54% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,580	0	6,740
ROAD & BRIDGE		3,580	0	6,740
DIME BOX ISD		3,580	0	6,740

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist		4,480 4,480 4,480	6,790 6,790 6,790	Lease: 720222 Type: REAL Owner #: 200369 Legal: DISMUKES EF UNIT 1 CHESAPEAKE OPERATING AB 3 BIRD T RRC 27435 DP 833976 .001367 Override Royalty Category: G1 Railroad #: 27435	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		4,480 4,480 4,480	0 0 0	6,790 6,790 6,790	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist		2,540 2,540 2,540	2,030 2,030 2,030	Lease: 720223 Type: REAL Owner #: 200369 Legal: BIEBERSTEIN EF UNIT 1 CHESAPEAKE OPERATING AB 3 BIRD T RRC 27440 DP 833977 .000409 Override Royalty Category: G1 Railroad #: 27440	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		2,540 2,540 2,540	0 0 0	2,030 2,030 2,030	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		640 640 640	750 750 750	Lease: 720234 Type: REAL Owner #: 200369 Legal: GALLANT FOX UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27567 DP 843563 .000480 Override Royalty Category: G1 Railroad #: 27567	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		640 640 640	0 0 0	750 750 750	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		310 310 310	390 390 390	Lease: 720236 Type: REAL Owner #: 200369 Legal: SEATTLE SLEW UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27654 DP 843832 .000214 Override Royalty Category: G1 Railroad #: 27654	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		310 310 310	0 0 0	390 390 390	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD LEXINGTON ISD No 2018 Hist	320 320 50 270	330 330 50 280	Lease: 720245 Type: REAL Owner #: 200369 Legal: FROSCH UNIT 1H & 3H CRESCENT PASS ENERGY AB 305 STEVENS J P RRC 26558 .000117 Override Royalty Category: G1 Railroad #: 26558
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD LEXINGTON ISD	320 320 50 270	0 0 0 0	330 330 50 280

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 LEXINGTON ISD GIDDINGS ISD DIME BOX ISD	17,560 17,560 1,480 3,000 13,080	0 0 0 0 0	22,630 22,630 1,510 3,290 17,830