

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: 108792 4075

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

WILLIAMS MAX  
%U S OPERATING  
17210 CAMPBELL RD STE 100W  
DALLAS TX 75252



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	1,550 1,550 1,550	2,890 2,890 2,890	Lease: 18 Type: REAL Owner #: 108792 Legal: JOAN #1 U S OPERATING INC AB 22 WALLACE J Y RRC 25233 UNIT 9925233  .031250 Royalty Interest Category: G1 Railroad #: 25233
HB1984: The Appraised value of \$2,890 in 2023 as compared to \$1,680 in 2018 is a 72.02% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,550 1,550 1,550	0 0 0	2,890 2,890 2,890

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](http://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	7,850 7,850 7,850	12,680 12,680 12,680	Lease: 12257 Type: REAL Owner #: 108792 Legal: HARRIET U S OPERATING INC AB 22 WALLACE J Y RRC 12257  .031250 Royalty Interest Category: G1 Railroad #: 12257	
HB1984: The Appraised value of \$12,680 in 2023 as compared to \$14,230 in 2018 is a 10.89% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	7,850 7,850 7,850	0 0 0	12,680 12,680 12,680	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	19,470 19,470 19,470	23,120 23,120 23,120	Lease: 12880 Type: REAL Owner #: 108792 Legal: STACEY LEE U S OPERATING INC AB 296 SHELBOURN J A RRC #12880  .031250 Royalty Interest Category: G1 Railroad #: 12880	
HB1984: The Appraised value of \$23,120 in 2023 as compared to \$6,630 in 2018 is a 248.72% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	19,470 19,470 19,470	0 0 0	23,120 23,120 23,120	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	24,140 24,140 24,140	24,950 24,950 24,950	Lease: 13939 Type: REAL Owner #: 108792 Legal: MARGARET 1RE & 2 U S OPERATING INC AB 296 SHELBOURN J A RRC #13939  .031250 Royalty Interest Category: G1 Railroad #: 13939	
HB1984: The Appraised value of \$24,950 in 2023 as compared to \$7,800 in 2018 is a 219.87% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	24,140 24,140 24,140	0 0 0	24,950 24,950 24,950	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	19,980 19,980 19,980	22,080 22,080 22,080	Lease: 14620 Type: REAL Owner #: 108792 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620  .031250 Royalty Interest Category: G1 Railroad #: 14620	
HB1984: The Appraised value of \$22,080 in 2023 as compared to \$14,170 in 2018 is a 55.82% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	19,980 19,980 19,980	0 0 0	22,080 22,080 22,080	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,590	3,590	Lease: 15399 Type: REAL Owner #: 108792
ROAD & BRIDGE		3,590	3,590	Legal: DIRK #2RE
DIME BOX ISD		3,590	3,590	U S OPERATING INC AB 296 SHELBOURN J A RRC #15399
.031250 Royalty Interest Category: G1 Railroad #: 15399				
HB1984: The Appraised value of \$3,590 in 2023 as compared to \$3,950 in 2018 is a 9.11% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,590	0	3,590
ROAD & BRIDGE		3,590	0	3,590
DIME BOX ISD		3,590	0	3,590

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		11,490	14,900	Lease: 15403 Type: REAL Owner #: 108792
ROAD & BRIDGE		11,490	14,900	Legal: MILDRED
DIME BOX ISD		11,490	14,900	U S OPERATING INC AB 22 WALLACE J Y RRC #15403
.030877 Royalty Interest Category: G1 Railroad #: 15403				
HB1984: The Appraised value of \$14,900 in 2023 as compared to \$8,760 in 2018 is a 70.09% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		11,490	0	14,900
ROAD & BRIDGE		11,490	0	14,900
DIME BOX ISD		11,490	0	14,900

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		9,720	15,540	Lease: 16901 Type: REAL Owner #: 108792
ROAD & BRIDGE		9,720	15,540	Legal: KATIE "J"
DIME BOX ISD		9,720	15,540	U S OPERATING INC AB 22 WALLACE J Y RRC #16901
.031997 Royalty Interest Category: G1 Railroad #: 16901				
HB1984: The Appraised value of \$15,540 in 2023 as compared to \$2,190 in 2018 is a 609.59% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		9,720	0	15,540
ROAD & BRIDGE		9,720	0	15,540
DIME BOX ISD		9,720	0	15,540

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,830	5,100	Lease: 23160 Type: REAL Owner #: 108792
ROAD & BRIDGE		3,830	5,100	Legal: MABEL UNIT
DIME BOX ISD		1,260	1,680	U S OPERATING INC
GIDDINGS ISD		2,560	3,410	AB 296 SHELBOURN J A & 207 MA RRC #23160
.006844 Royalty Interest Category: G1 Railroad #: 23160				
HB1984: The Appraised value of \$5,100 in 2023 as compared to \$4,300 in 2018 is a 18.60% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,830	0	5,100
ROAD & BRIDGE		3,830	0	5,100
DIME BOX ISD		1,260	0	1,680
GIDDINGS ISD		2,560	0	3,410

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		12,690	13,810	Lease: 24912 Type: REAL Owner #: 108792
ROAD & BRIDGE		12,690	13,810	Legal: DELTA DAWN #1
DIME BOX ISD		12,690	13,810	U S OPERATING INC AB 22 WALLACE J Y RRC #24912
.031250 Royalty Interest Category: G1 Railroad #: 24912				
HB1984: The Appraised value of \$13,810 in 2023 as compared to \$7,940 in 2018 is a 73.93% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		12,690	0	13,810
ROAD & BRIDGE		12,690	0	13,810
DIME BOX ISD		12,690	0	13,810

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		850	2,590	Lease: 25099 Type: REAL Owner #: 108792
ROAD & BRIDGE		850	2,590	Legal: HARRIET (NAVARRO) #1
DIME BOX ISD		850	2,590	U S OPERATING INC AB 22 WALLACE J Y RRC #25099
.031250 Royalty Interest Category: G1 Railroad #: 25099				
HB1984: The Appraised value of \$2,590 in 2023 as compared to \$1,040 in 2018 is a 149.04% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		850	0	2,590
ROAD & BRIDGE		850	0	2,590
DIME BOX ISD		850	0	2,590

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		5,450	9,850	Lease: 25262 Type: REAL Owner #: 108792
ROAD & BRIDGE		5,450	9,850	Legal: DELTA DAWN (NAVARRO)
DIME BOX ISD		5,450	9,850	U S OPERATING INC AB 22 WALLACE J Y RRC #25262
.031250 Royalty Interest Category: G1 Railroad #: 25262				
HB1984: The Appraised value of \$9,850 in 2023 as compared to \$5,830 in 2018 is a 68.95% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		5,450	0	9,850
ROAD & BRIDGE		5,450	0	9,850
DIME BOX ISD		5,450	0	9,850

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		8,530	10,880	Lease: 25537 Type: REAL Owner #: 108792
ROAD & BRIDGE		8,530	10,880	Legal: KERRY #1
DIME BOX ISD		8,530	10,880	U S OPERATING INC AB 22 WALLACE J Y RRC #25537
.031250 Royalty Interest Category: G1 Railroad #: 25537				
HB1984: The Appraised value of \$10,880 in 2023 as compared to \$7,660 in 2018 is a 42.04% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		8,530	0	10,880
ROAD & BRIDGE		8,530	0	10,880
DIME BOX ISD		8,530	0	10,880

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	16,430 16,430 16,430	17,650 17,650 17,650	Lease: 25568 Type: REAL Owner #: 108792 Legal: JANE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25568  .031250 Royalty Interest Category: G1 Railroad #: 25568	
HB1984: The Appraised value of \$17,650 in 2023 as compared to \$11,360 in 2018 is a 55.37% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	16,430 16,430 16,430	0 0 0	17,650 17,650 17,650	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,320 3,320 3,320	4,670 4,670 4,670	Lease: 696486 Type: REAL Owner #: 108792 Legal: IRENE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25761  .031250 Royalty Interest Category: G1 Railroad #: 25761	
HB1984: The Appraised value of \$4,670 in 2023 as compared to \$3,880 in 2018 is a 20.36% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,320 3,320 3,320	0 0 0	4,670 4,670 4,670	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	83,540 83,540 83,540	82,110 82,110 82,110	Lease: 720204 Type: REAL Owner #: 108792 Legal: YEGUA CREEK RANCH CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27071 DP 802066  .031250 Royalty Interest Category: G1 Railroad #: 27071	
HB1984: The Appraised value of \$82,110 in 2023 as compared to \$73,190 in 2018 is a 12.19% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	83,540 83,540 83,540	0 0 0	82,110 82,110 82,110	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	232,430	0	266,410	
ROAD & BRIDGE	232,430	0	266,410	
DIME BOX ISD	229,860	0	262,990	
GIDDINGS ISD	2,560	0	3,410	

