

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

832-243-9600

SPACEK MONICA  
1049 PRIVATE ROAD 8006  
DIME BOX TX 77853-5053



**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: 108461 3542

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	90 90 90	160 160 160	Lease: 17040 Type: REAL Owner #: 108461 Legal: LINDA K UNIT 1 RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040  .000409 Override Royalty Category: G1 Railroad #: 17040
HB1984: The Appraised value of \$160 in 2023 as compared to \$90 in 2018 is a 77.78% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	0 0 0	160 160 160

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 GIDDINGS ISD	G	20 20 20	80 80 80	Lease: 17770 Type: REAL Owner #: 108461 Legal: PENELOPE #1RE MAGNOLIA OIL & GAS AB 2 BEST H RRC #17770  .001728 Royalty Interest Category: G1 Railroad #: 17770  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$80 in 2023 as compared to \$540 in 2018 is a 85.19% decrease.
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		20 20 0	0 0 80	80 80 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		980 980 980	1,510 1,510 1,510	Lease: 17786 Type: REAL Owner #: 108461 Legal: LOUIS "B" MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786  .003123 Override Royalty Category: G1 Railroad #: 17786  HB1984: The Appraised value of \$1,510 in 2023 as compared to \$1,020 in 2018 is a 48.04% increase.
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		980 980 980	0 0 0	1,510 1,510 1,510

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		80 80 80	100 100 100	Lease: 18240 Type: REAL Owner #: 108461 Legal: HANNES JAMES E P C OIL & GAS INC AB 15 PETERSON N RRC #18240  .020000 Override Royalty Category: G1 Railroad #: 18240  HB1984: The Appraised value of \$100 in 2023 as compared to \$70 in 2018 is a 42.86% increase.
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	100 100 100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,100 1,100 1,100	2,800 2,800 2,800	Lease: 18886 Type: REAL Owner #: 108461 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886  .011751 Royalty Interest Category: G1 Railroad #: 18886  HB1984: The Appraised value of \$2,800 in 2023 as compared to \$630 in 2018 is a 344.44% increase.
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,100 1,100 1,100	0 0 0	2,800 2,800 2,800

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	10	Lease: 22908 Type: REAL Owner #: 108461
ROAD & BRIDGE		20	10	Legal: HOPPE SELMA
GIDDINGS ISD	G	20	10	MAGNOLIA OIL & GAS AB 2 BEST H RRC #22908
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$1,810 in 2018 is a 99.45% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	10
ROAD & BRIDGE		20	0	10
GIDDINGS ISD		0	10	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		590	590	Lease: 199996 Type: REAL Owner #: 108461
ROAD & BRIDGE		590	590	Legal: MIKULIN #1
DIME BOX ISD		590	590	E P C OIL & GAS INC
LEE CO FWD #1		590	590	AB 1 AUSTIN S F RRC #199996
HB1984: The Appraised value of \$590 in 2023 as compared to \$140 in 2018 is a 321.43% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		590	0	590
ROAD & BRIDGE		590	0	590
DIME BOX ISD		590	0	590
LEE CO FWD #1		590	0	590

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	2,880	0	5,250	
ROAD & BRIDGE	2,880	0	5,250	
DIME BOX ISD	2,840	0	5,160	
GIDDINGS ISD	0	90	0	
LEE CO FWD #1	590	0	590	

