

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

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

832-243-9600

JENSEN ENTERPRISES  
1102 W LAKE DR  
TAYLOR TX 76574-2301



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: 97810 1822  
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	2,160 2,160 2,160	12,040 12,040 12,040	Lease: 12554 Type: REAL Owner #: 97810 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554  .085633 Royalty Interest Category: G1 Railroad #: 12554
HB1984: The Appraised value of \$12,040 in 2023 as compared to \$25,820 in 2018 is a 53.37% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,160 2,160 2,160	0 0 0	12,040 12,040 12,040

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](https://www.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	82,960 82,960 82,960	52,050 52,050 52,050	Lease: 13988 Type: REAL Owner #: 97810 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988  .082452 Royalty Interest Category: G1 Railroad #: 13988  HB1984: The Appraised value of \$52,050 in 2023 as compared to \$59,640 in 2018 is a 12.73% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	82,960 82,960 82,960	0 0 0	52,050 52,050 52,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,290 6,290 6,290	6,040 6,040 6,040	Lease: 16254 Type: REAL Owner #: 97810 Legal: JENSEN -7- MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254  .008415 Royalty Interest Category: G1 Railroad #: 16254  HB1984: The Appraised value of \$6,040 in 2023 as compared to \$5,570 in 2018 is a 8.44% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,290 6,290 6,290	0 0 0	6,040 6,040 6,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	33,100 33,100 33,100	29,470 29,470 29,470	Lease: 20529 Type: REAL Owner #: 97810 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529  .103691 Royalty Interest Category: G1 Railroad #: 20529  HB1984: The Appraised value of \$29,470 in 2023 as compared to \$24,220 in 2018 is a 21.68% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	33,100 33,100 33,100	0 0 0	29,470 29,470 29,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	8,200 8,200 8,200	10,840 10,840 10,840	Lease: 23071 Type: REAL Owner #: 97810 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .028359 Royalty Interest Category: G1 Railroad #: 23071  HB1984: The Appraised value of \$10,840 in 2023 as compared to \$5,190 in 2018 is a 108.86% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	8,200 8,200 8,200	0 0 0	10,840 10,840 10,840

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	132,710	0	110,440		
ROAD & BRIDGE	132,710	0	110,440		
DIME BOX ISD	132,710	0	110,440		

