

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

832-243-9600

WELLS ALBERT G JR
7831 PARK LN APT 247
DALLAS TX 75225-2049



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: 100412 3984

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 GIDDINGS ISD	2,400 2,400 2,400	3,410 3,410 3,410	Lease: 5 Type: REAL Owner #: 100412 Legal: CORA UNIT TRACT 2RE U S OPERATING INC AB 98 ESTES A RRC 22786 UNIT 9922786 .010000 Override Royalty Category: G1 Railroad #: 22786
HB1984: The Appraised value of \$3,410 in 2023 as compared to \$4,010 in 2018 is a 14.96% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,400 2,400 2,400	0 0 0	3,410 3,410 3,410

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		1,130	1,320	Lease: 12004 Type: REAL Owner #: 100412
ROAD & BRIDGE		1,130	1,320	Legal: TRIGGER
GIDDINGS ISD		1,130	1,320	U S OPERATING INC AB 189 LAWRENCE C RRC #12004
.003400 Override Royalty Category: G1 Railroad #: 12004				
HB1984: The Appraised value of \$1,320 in 2023 as compared to \$610 in 2018 is a 116.39% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,130	0	1,320
ROAD & BRIDGE		1,130	0	1,320
GIDDINGS ISD		1,130	0	1,320

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,660	3,580	Lease: 12350 Type: REAL Owner #: 100412
ROAD & BRIDGE		2,660	3,580	Legal: GLADYS
DIME BOX ISD		2,660	3,580	U S OPERATING INC AB 189 LAWRENCE C RRC #12350
.010000 Override Royalty Category: G1 Railroad #: 12350				
HB1984: The Appraised value of \$3,580 in 2023 as compared to \$3,550 in 2018 is a .85% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,660	0	3,580
ROAD & BRIDGE		2,660	0	3,580
DIME BOX ISD		2,660	0	3,580

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,120	3,130	Lease: 16455 Type: REAL Owner #: 100412
ROAD & BRIDGE		3,120	3,130	Legal: NORA
DIME BOX ISD		3,120	3,130	U S OPERATING INC AB 2 BEST H RRC #16455
.004849 Override Royalty Category: G1 Railroad #: 16455				
HB1984: The Appraised value of \$3,130 in 2023 as compared to \$300 in 2018 is a 943.33% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,120	0	3,130
ROAD & BRIDGE		3,120	0	3,130
DIME BOX ISD		3,120	0	3,130

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,240	2,660	Lease: 20874 Type: REAL Owner #: 100412
ROAD & BRIDGE		2,240	2,660	Legal: BARBARA
GIDDINGS ISD		2,240	2,660	U S OPERATING INC AB 98 ESTES A RRC #20874
.010000 Override Royalty Category: G1 Railroad #: 20874				
HB1984: The Appraised value of \$2,660 in 2023 as compared to \$1,850 in 2018 is a 43.78% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,240	0	2,660
ROAD & BRIDGE		2,240	0	2,660
GIDDINGS ISD		2,240	0	2,660

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,600	5,110	Lease: 22786 Type: REAL Owner #: 100412
ROAD & BRIDGE		3,600	5,110	Legal: CORA UNIT TRACT 1RE
GIDDINGS ISD		3,600	5,110	U S OPERATING INC AB 98 ESTES A RRC 22786 UNIT 9922786
.010000 Override Royalty Category: G1 Railroad #: 22786				
HB1984: The Appraised value of \$5,110 in 2023 as compared to \$4,010 in 2018 is a 27.43% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,600	0	5,110
ROAD & BRIDGE		3,600	0	5,110
GIDDINGS ISD		3,600	0	5,110

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,260	6,120	Lease: 24788 Type: REAL Owner #: 100412
ROAD & BRIDGE		4,260	6,120	Legal: RUTHIE
GIDDINGS ISD		4,260	6,120	U S OPERATING INC AB 98 ESTES A RRC #24788
.010000 Override Royalty Category: G1 Railroad #: 24788				
HB1984: The Appraised value of \$6,120 in 2023 as compared to \$2,900 in 2018 is a 111.03% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,260	0	6,120
ROAD & BRIDGE		4,260	0	6,120
GIDDINGS ISD		4,260	0	6,120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	220	Lease: 90409 Type: REAL Owner #: 100412
ROAD & BRIDGE		130	220	Legal: DONNA #1
DIME BOX ISD		130	220	U S OPERATING INC AB 2 BEST H RRC #090409
.009342 Override Royalty Category: G1 Railroad #: 90409				
HB1984: The Appraised value of \$220 in 2023 as compared to \$300 in 2018 is a 26.67% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	220
ROAD & BRIDGE		130	0	220
DIME BOX ISD		130	0	220

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		450	850	Lease: 154704 Type: REAL Owner #: 100412
ROAD & BRIDGE		450	850	Legal: SHARON #1RH
GIDDINGS ISD		450	850	U S OPERATING INC AB 89 DARE G RRC #154704
.010000 Override Royalty Category: G1 Railroad #: 154704				
HB1984: The Appraised value of \$850 in 2023 as compared to \$200 in 2018 is a 325.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		450	0	850
ROAD & BRIDGE		450	0	850
GIDDINGS ISD		450	0	850

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	19,990	0	26,400		
ROAD & BRIDGE	19,990	0	26,400		
GIDDINGS ISD	14,080	0	19,470		
DIME BOX ISD	5,910	0	6,930		