

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

OTTABERRY JESSICA NICOLE  
5512 CR 3704  
ATHENS TX 75752



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: 200464 2870  
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	120 120 120	220 220 220	Lease: 18 Type: REAL Owner #: 200464 Legal: JOAN #1 U S OPERATING INC AB 22 WALLACE J Y RRC 25233 UNIT 9925233  .002344 Royalty Interest Category: G1 Railroad #: 25233
HB1984: The Appraised value of \$220 in 2023 as compared to \$130 in 2018 is a 69.23% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	0 0 0	220 220 220

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	590 590 590	950 950 950	Lease: 12257 Type: REAL Owner #: 200464 Legal: HARRIET U S OPERATING INC AB 22 WALLACE J Y RRC 12257  .002344 Royalty Interest Category: G1 Railroad #: 12257  HB1984: The Appraised value of \$950 in 2023 as compared to \$1,070 in 2018 is a 11.21% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	590 590 590	0 0 0	950 950 950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,460 1,460 1,460	1,730 1,730 1,730	Lease: 12880 Type: REAL Owner #: 200464 Legal: STACEY LEE U S OPERATING INC AB 296 SHELBOURN J A RRC #12880  .002344 Royalty Interest Category: G1 Railroad #: 12880  HB1984: The Appraised value of \$1,730 in 2023 as compared to \$500 in 2018 is a 246.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,460 1,460 1,460	0 0 0	1,730 1,730 1,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,810 1,810 1,810	1,870 1,870 1,870	Lease: 13939 Type: REAL Owner #: 200464 Legal: MARGARET 1RE & 2 U S OPERATING INC AB 296 SHELBOURN J A RRC #13939  .002344 Royalty Interest Category: G1 Railroad #: 13939  HB1984: The Appraised value of \$1,870 in 2023 as compared to \$590 in 2018 is a 216.95% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,810 1,810 1,810	0 0 0	1,870 1,870 1,870

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,480 1,480 1,480	1,630 1,630 1,630	Lease: 14620 Type: REAL Owner #: 200464 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620  .002309 Royalty Interest Category: G1 Railroad #: 14620  HB1984: The Appraised value of \$1,630 in 2023 as compared to \$1,050 in 2018 is a 55.24% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,480 1,480 1,480	0 0 0	1,630 1,630 1,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	270 270 270	270 270 270	Lease: 15399 Type: REAL Owner #: 200464 Legal: DIRK #2RE U S OPERATING INC AB 296 SHELBOURN J A RRC #15399  .002344 Royalty Interest Category: G1 Railroad #: 15399  HB1984: The Appraised value of \$270 in 2023 as compared to \$300 in 2018 is a 10.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	270 270 270	0 0 0	270 270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	860 860 860	1,120 1,120 1,120	Lease: 15403 Type: REAL Owner #: 200464 Legal: MILDRED U S OPERATING INC AB 22 WALLACE J Y RRC #15403  .002316 Royalty Interest Category: G1 Railroad #: 15403  HB1984: The Appraised value of \$1,120 in 2023 as compared to \$660 in 2018 is a 69.70% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	860 860 860	0 0 0	1,120 1,120 1,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	660 660 660	1,060 1,060 1,060	Lease: 16901 Type: REAL Owner #: 200464 Legal: KATIE "J" U S OPERATING INC AB 22 WALLACE J Y RRC #16901  .002176 Royalty Interest Category: G1 Railroad #: 16901  HB1984: The Appraised value of \$1,060 in 2023 as compared to \$150 in 2018 is a 606.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	660 660 660	0 0 0	1,060 1,060 1,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	10 10 10	Lease: 17012 Type: REAL Owner #: 200464 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012  .000033 Override Royalty Category: G1 Railroad #: 17012  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD                      G	220 220 70 150	290 290 100 200	Lease: 23160    Type: REAL                      Owner #: 200464 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160  .000394 Royalty Interest Category: G1 Railroad #: 23160  Exemptions :                      G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$290 in 2023 as compared to \$250 in 2018 is a 16.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	220 220 70 0	0 0 0 200	290 290 100 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	950 950 950	1,040 1,040 1,040	Lease: 24912    Type: REAL                      Owner #: 200464 Legal: DELTA DAWN #1 U S OPERATING INC AB 22 WALLACE J Y RRC #24912  .002343 Royalty Interest Category: G1 Railroad #: 24912  HB1984: The Appraised value of \$1,040 in 2023 as compared to \$600 in 2018 is a 73.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	950 950 950	0 0 0	1,040 1,040 1,040

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	190 190 190	Lease: 25099    Type: REAL                      Owner #: 200464 Legal: HARRIET (NAVARRO) #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25099  .002343 Royalty Interest Category: G1 Railroad #: 25099  HB1984: The Appraised value of \$190 in 2023 as compared to \$80 in 2018 is a 137.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	0 0 0	190 190 190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	410 410 410	740 740 740	Lease: 25262 Type: REAL Owner #: 200464 Legal: DELTA DAWN (NAVARRO) U S OPERATING INC AB 22 WALLACE J Y RRC #25262  .002344 Royalty Interest Category: G1 Railroad #: 25262  HB1984: The Appraised value of \$740 in 2023 as compared to \$440 in 2018 is a 68.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	410 410 410	0 0 0	740 740 740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	640 640 640	820 820 820	Lease: 25537 Type: REAL Owner #: 200464 Legal: KERRY #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25537  .002344 Royalty Interest Category: G1 Railroad #: 25537  HB1984: The Appraised value of \$820 in 2023 as compared to \$570 in 2018 is a 43.86% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	640 640 640	0 0 0	820 820 820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,230 1,230 1,230	1,320 1,320 1,320	Lease: 25568 Type: REAL Owner #: 200464 Legal: JANE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25568  .002344 Royalty Interest Category: G1 Railroad #: 25568  HB1984: The Appraised value of \$1,320 in 2023 as compared to \$850 in 2018 is a 55.29% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,230 1,230 1,230	0 0 0	1,320 1,320 1,320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	250 250 250	350 350 350	Lease: 696486 Type: REAL Owner #: 200464 Legal: IRENE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25761  .002344 Royalty Interest Category: G1 Railroad #: 25761  HB1984: The Appraised value of \$350 in 2023 as compared to \$290 in 2018 is a 20.69% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	250 250 250	0 0 0	350 350 350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,270 6,270 6,270	6,160 6,160 6,160	Lease: 720204 Type: REAL Owner #: 200464 Legal: YEGUA CREEK RANCH CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27071 DP 802066  .002344 Royalty Interest Category: G1 Railroad #: 27071  HB1984: The Appraised value of \$6,160 in 2023 as compared to \$5,490 in 2018 is a 12.20% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,270 6,270 6,270	0 0 0	6,160 6,160 6,160

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	17,290	0	19,770		
ROAD & BRIDGE	17,290	0	19,770		
DIME BOX ISD	17,140	0	19,580		
GIDDINGS ISD	0	200	0		