

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

BOETHEL CAREY B  
104 TIMBER RIDGE CV  
AUSTIN TX 78733-3136



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: 95985 382  
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	1,520 1,520 1,520	730 730 730	Lease: 12139 Type: REAL Owner #: 95985 Legal: RUTH ANNE 1RE DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12139  .002232 Royalty Interest Category: G1 Railroad #: 12139
HB1984: The Appraised value of \$730 in 2023 as compared to \$1,080 in 2018 is a 32.41% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,520 1,520 1,520	0 0 0	730 730 730

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 ROAD & BRIDGE DIME BOX ISD  No 2018 Hist		10 10 10	Lease: 12574 Type: REAL Legal: STANDRIDGE PAULA DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12574  .000754 Royalty Interest Category: G1 Railroad #: 12574	Owner #: 95985	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  HB1984: The Appraised value of \$190 in 2023 as compared to \$150 in 2018 is a 26.67% increase.	120 120 120	190 190 190	Lease: 12965 Type: REAL Legal: HUMPHREY-BENSON W#6 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #12965  .004943 Royalty Interest Category: G1 Railroad #: 12965	Owner #: 95985	
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	190 190 190		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  HB1984: The Appraised value of \$420 in 2023 as compared to \$230 in 2018 is a 82.61% increase.	90 90 90	420 420 420	Lease: 15826 Type: REAL Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826  .000588 Royalty Interest Category: G1 Railroad #: 15826	Owner #: 95985	
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	420 420 420		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  HB1984: The Appraised value of \$60 in 2023 as compared to \$250 in 2018 is a 76.00% decrease.	50 50 50	60 60 60	Lease: 16468 Type: REAL Legal: CARMELLA UNIT 1RE & 2 DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #16468  .001088 Royalty Interest Category: G1 Railroad #: 16468	Owner #: 95985	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	0 0 0	60 60 60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD G	10 10 10	10 10 10	Lease: 16728 Type: REAL Owner #: 95985 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728  .000071 Royalty Interest Category: G1 Railroad #: 16728  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 0	0 0 10	10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	100 100 100	30 30 30	Lease: 19827 Type: REAL Owner #: 95985 Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50%  .000373 Royalty Interest Category: G1 Railroad #: 19827 HB1984: The Appraised value of \$30 in 2023 as compared to \$60 in 2018 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	100 100 100	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD G	80 80 80	120 120 120	Lease: 22940 Type: REAL Owner #: 95985 Legal: NEVER LEE UNIT 1/2RE DALLAS PETRO GROUP AB 2 BEST H RRC #22940  .000204 Override Royalty Category: G1 Railroad #: 22940  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$120 in 2023 as compared to \$80 in 2018 is a 50.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 0	0 0 120	120 120 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE    No 2018 Hist		10 10	Lease: 23321 Type: REAL Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .000009 Royalty Interest Category: G1 Railroad #: 23321	Owner #: 95985	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE	0 0	0 0	10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  HB1984: The Appraised value of \$190 in 2023 as compared to	120 120 120	190 190 190	Lease: 720149 Type: REAL Legal: HUMPHREY BENSON W#4 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC 12965  .004943 Royalty Interest Category: G1 Railroad #: 12965	Owner #: 95985	
			\$150 in 2018 is a 26.67% 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	190 190 190		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD  HB1984: The Appraised value of \$3,920 in 2023 as compared to	3,910 3,910 3,910	3,920 3,920 3,920	Lease: 720172 Type: REAL Legal: FREEMAN UNIT CRESCENT PASS ENERGY AB 174 JOHNSON J F RRC 26377  .002307 Royalty Interest Category: G1 Railroad #: 26377	Owner #: 95985	
			\$2,330 in 2018 is a 68.24% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	3,910 3,910 3,910	0 0 0	3,920 3,920 3,920		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD LEXINGTON ISD	6,000 6,000 2,000 0 3,910	0 0 0 130 0	5,690 5,690 1,630 0 3,920		