

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

ALBRECHT WALLACE L REV TR
331 STERLING PARK TER
FRANKLIN TN 37069-6506



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: 106133 28
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	1,650 1,650 1,650	790 790 790	Lease: 12139 Type: REAL Owner #: 106133 Legal: RUTH ANNE 1RE DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12139 .002417 Royalty Interest Category: G1 Railroad #: 12139
HB1984: The Appraised value of \$790 in 2023 as compared to \$1,160 in 2018 is a 31.90% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,650 1,650 1,650	0 0 0	790 790 790

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 GIDDINGS ISD	900 900 900	540 540 540	Lease: 13687 Type: REAL Owner #: 106133 Legal: CLEOPATRA UNIT I 1RE & 2H MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13687 .000310 Royalty Interest Category: G1 Railroad #: 13687 HB1984: The Appraised value of \$540 in 2023 as compared to \$60 in 2018 is a 800.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	900 900 900	0 0 0	540 540 540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	10 10 10	Lease: 22738 Type: REAL Owner #: 106133 Legal: MARTHA DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #22738 .000235 Royalty Interest Category: G1 Railroad #: 22738 HB1984: The Appraised value of \$10 in 2023 as compared to \$20 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	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	110 110 40 70	140 140 50 90	Lease: 23160 Type: REAL Owner #: 106133 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .000190 Royalty Interest Category: G1 Railroad #: 23160 HB1984: The Appraised value of \$140 in 2023 as compared to \$120 in 2018 is a 16.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	110 110 40 70	0 0 0 0	140 140 50 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	Lease: 85810 Type: REAL Owner #: 106133 Legal: LEITKO CURTIS #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #085810 .000167 Royalty Interest Category: G1 Railroad #: 85810 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	0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	70 70 70	Lease: 86219 Type: REAL Owner #: 106133 Legal: LEITKO CURTIS #2 MAGNOLIA OIL & GAS RRC #086219 .000170 Royalty Interest Category: G1 Railroad #: 86219 HB1984: The Appraised value of \$70 in 2023 as compared to \$100 in 2018 is a 30.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	40	0	70
ROAD & BRIDGE	40	0	70
GIDDINGS ISD	40	0	70

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	2,710	0	1,560		
ROAD & BRIDGE	2,710	0	1,560		
DIME BOX ISD	1,700	0	850		
GIDDINGS ISD	1,010	0	710		

