

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

832-243-9600

**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: 104589 1747

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

J HIRAM MOORE LTD  
% DMS & COMPANY  
PO BOX 5677  
ABILENE TX 79608-5677



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	20 20 20	30 30 30	Lease: 12257 Type: REAL Owner #: 104589 Legal: HARRIET U S OPERATING INC AB 22 WALLACE J Y RRC 12257  .000065 Royalty Interest Category: G1 Railroad #: 12257  Agent: 198
HB1984: The Appraised value of \$30 in 2023 as compared to \$30 in 2018 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	30 30 30

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](http://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		80	100	Lease: 12880 Type: REAL Owner #: 104589 Legal: STACEY LEE U S OPERATING INC AB 296 SHELBOURN J A RRC #12880  .000130 Royalty Interest Category: G1 Railroad #: 12880  Agent: 198
ROAD & BRIDGE		80	100	
DIME BOX ISD		80	100	
HB1984: The Appraised value of \$100 in 2023 as compared to \$30 in 2018 is a 233.33% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		80	0	100
ROAD & BRIDGE		80	0	100
DIME BOX ISD		80	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		300	310	Lease: 13939 Type: REAL Owner #: 104589 Legal: MARGARET 1RE & 2 U S OPERATING INC AB 296 SHELBOURN J A RRC #13939  .000391 Royalty Interest Category: G1 Railroad #: 13939  Agent: 198
ROAD & BRIDGE		300	310	
DIME BOX ISD		300	310	
HB1984: The Appraised value of \$310 in 2023 as compared to \$100 in 2018 is a 210.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		300	0	310
ROAD & BRIDGE		300	0	310
DIME BOX ISD		300	0	310

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		120	150	Lease: 15403 Type: REAL Owner #: 104589 Legal: MILDRED U S OPERATING INC AB 22 WALLACE J Y RRC #15403  .000320 Royalty Interest Category: G1 Railroad #: 15403  Agent: 198
ROAD & BRIDGE		120	150	
DIME BOX ISD		120	150	
HB1984: The Appraised value of \$150 in 2023 as compared to \$90 in 2018 is a 66.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		120	0	150
ROAD & BRIDGE		120	0	150
DIME BOX ISD		120	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		210	220	Lease: 25568 Type: REAL Owner #: 104589 Legal: JANE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25568  .000390 Royalty Interest Category: G1 Railroad #: 25568  Agent: 198
ROAD & BRIDGE		210	220	
DIME BOX ISD		210	220	
HB1984: The Appraised value of \$220 in 2023 as compared to \$140 in 2018 is a 57.14% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		210	0	220
ROAD & BRIDGE		210	0	220
DIME BOX ISD		210	0	220

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		370	360	Lease: 103617	Type: REAL Owner #: 104589
ROAD & BRIDGE		370	360	Legal: STRANGER T UNIT 4	
GIDDINGS ISD	G	370	360	MAGNOLIA OIL & GAS	
				AB 207 MANCHA J F	
				RRC #103617	Agent: 198
				.000443 Override Royalty	
				Category: G1	
				Railroad #: 103617	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$360 in 2023 as compared to \$180 in 2018 is a 100.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		370	0	360	
ROAD & BRIDGE		370	0	360	
GIDDINGS ISD		0	360	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		40	60	Lease: 696486	Type: REAL Owner #: 104589
ROAD & BRIDGE		40	60	Legal: IRENE #1	
DIME BOX ISD		40	60	U S OPERATING INC	
				AB 22 WALLACE J Y	
				RRC #25761	Agent: 198
				.000391 Royalty Interest	
				Category: G1	
				Railroad #: 25761	
HB1984: The Appraised value of \$60 in 2023 as compared to \$50 in 2018 is a 20.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		40	0	60	
ROAD & BRIDGE		40	0	60	
DIME BOX ISD		40	0	60	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		310	300	Lease: 720204	Type: REAL Owner #: 104589
ROAD & BRIDGE		310	300	Legal: YEGUA CREEK RANCH	
DIME BOX ISD		310	300	CHESAPEAKE OPERATING	
				AB 22 WALLACE J Y	
				RRC 27071 DP 802066	Agent: 198
				.000115 Royalty Interest	
				Category: G1	
				Railroad #: 27071	
HB1984: The Appraised value of \$300 in 2023 as compared to \$270 in 2018 is a 11.11% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		310	0	300	
ROAD & BRIDGE		310	0	300	
DIME BOX ISD		310	0	300	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	1,450	0	1,530		
ROAD & BRIDGE	1,450	0	1,530		
DIME BOX ISD	1,080	0	1,170		
GIDDINGS ISD	0	360	0		

