

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](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		900	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
ROAD & BRIDGE		900	540	
GIDDINGS ISD		900	540	
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		900	0	540
ROAD & BRIDGE		900	0	540
GIDDINGS ISD		900	0	540

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		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
ROAD & BRIDGE		10	10	
DIME BOX ISD		10	10	
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		10	0	10
ROAD & BRIDGE		10	0	10
DIME BOX ISD		10	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		110	140	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
ROAD & BRIDGE		110	140	
DIME BOX ISD		40	50	
GIDDINGS ISD		70	90	
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		110	0	140
ROAD & BRIDGE		110	0	140
DIME BOX ISD		40	0	50
GIDDINGS ISD		70	0	90

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			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
ROAD & BRIDGE			10	
GIDDINGS ISD			10	
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		0	0	10
ROAD & BRIDGE		0	0	10
GIDDINGS ISD		0	0	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 ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	70 70 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

