

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

832-243-9600

UPSHAW BERTHA DONOVAN
PO BOX 297
BURTON TX 77835-0297



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: 100233 3829

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	30 30 30	80 80 80	Lease: 12877 Type: REAL Owner #: 100233 Legal: GINGER UNIT TEX-LEE OPERATING CO AB 1 AUSTIN S F RRC #12877 .000589 Royalty Interest Category: G1 Railroad #: 12877
HB1984: The Appraised value of \$80 in 2023 as compared to \$10 in 2018 is a 700.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	0 0 0	80 80 80

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		490	1,650	Lease: 16316 Type: REAL Owner #: 100233 Legal: EVA MAE UNIT #3 & #4 DALLAS PETRO GROUP AB 2 BEST H RRC #16316 .001784 Royalty Interest Category: G1 Railroad #: 16316
ROAD & BRIDGE		490	1,650	
GIDDINGS ISD		490	1,650	
HB1984: The Appraised value of \$1,650 in 2023 as compared to \$70 in 2018 is a 2257.14% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		490	0	1,650
ROAD & BRIDGE		490	0	1,650
GIDDINGS ISD		490	0	1,650

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		140	180	Lease: 16468 Type: REAL Owner #: 100233 Legal: CARMELLA UNIT 1RE & 2 DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #16468 .003006 Royalty Interest Category: G1 Railroad #: 16468
ROAD & BRIDGE		140	180	
DIME BOX ISD		140	180	
HB1984: The Appraised value of \$180 in 2023 as compared to \$680 in 2018 is a 73.53% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		140	0	180
ROAD & BRIDGE		140	0	180
DIME BOX ISD		140	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	60	Lease: 17468 Type: REAL Owner #: 100233 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .000628 Royalty Interest Category: G1 Railroad #: 17468
ROAD & BRIDGE		20	60	
GIDDINGS ISD		20	60	
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		20	0	60
ROAD & BRIDGE		20	0	60
GIDDINGS ISD		20	0	60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		440	800	Lease: 18415 Type: REAL Owner #: 100233 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .004478 Royalty Interest Category: G1 Railroad #: 18415
ROAD & BRIDGE		440	800	
GIDDINGS ISD		440	800	
HB1984: The Appraised value of \$800 in 2023 as compared to \$800 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		440	0	800
ROAD & BRIDGE		440	0	800
GIDDINGS ISD		440	0	800

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	70	Lease: 19265 Type: REAL Owner #: 100233
ROAD & BRIDGE		50	70	Legal: MCFARLAND
GIDDINGS ISD		50	70	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265
.002430 Royalty Interest Category: G1 Railroad #: 19265				
HB1984: The Appraised value of \$70 in 2023 as compared to \$80 in 2018 is a 12.50% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	70
ROAD & BRIDGE		50	0	70
GIDDINGS ISD		50	0	70

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		5,910	7,870	Lease: 23160 Type: REAL Owner #: 100233
ROAD & BRIDGE		5,910	7,870	Legal: MABEL UNIT
DIME BOX ISD		1,950	2,600	U S OPERATING INC
GIDDINGS ISD		3,960	5,270	AB 296 SHELBURN J A & 207 MA RRC #23160
.010572 Royalty Interest Category: G1 Railroad #: 23160				
HB1984: The Appraised value of \$7,870 in 2023 as compared to \$6,640 in 2018 is a 18.52% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		5,910	0	7,870
ROAD & BRIDGE		5,910	0	7,870
DIME BOX ISD		1,950	0	2,600
GIDDINGS ISD		3,960	0	5,270

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	50	Lease: 83135 Type: REAL Owner #: 100233
ROAD & BRIDGE		10	50	Legal: MAXYE #2
GIDDINGS ISD		10	50	U S OPERATING INC AB 189 LAWRENCE C RRC #083135
.000628 Royalty Interest Category: G1 Railroad #: 83135				
HB1984: The Appraised value of \$50 in 2023 as compared to \$10 in 2018 is a 400.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	50
ROAD & BRIDGE		10	0	50
GIDDINGS ISD		10	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,900	5,240	Lease: 720241 Type: REAL Owner #: 100233
ROAD & BRIDGE		3,900	5,240	Legal: MCCOY 1H
DIME BOX ISD		3,900	5,240	CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752
.000618 Royalty Interest Category: G1 Railroad #: 27722				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,900	0	5,240
ROAD & BRIDGE		3,900	0	5,240
DIME BOX ISD		3,900	0	5,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	220 220 220	400 400 400	Lease: 720256 Type: REAL Owner #: 100233 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .004478 Royalty Interest Category: G1 Railroad #: 18415
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	220 220 220	0 0 0	400 400 400

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	11,210	0	16,400
ROAD & BRIDGE	11,210	0	16,400
DIME BOX ISD	6,020	0	8,100
GIDDINGS ISD	5,190	0	8,300