

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

IVEY PATTIE PEEBLES
1731 SPYGLASS DR APT 79
AUSTIN TX 78746-7925



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:	107601 1744
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	560	1,490	Lease: 17371 Type: REAL Owner #: 107601
ROAD & BRIDGE	560	1,490	Legal: PEEBLES 1
LEXINGTON ISD	560	1,490	BETRO INC
			AB 40 BREEDING G W
			RRC #17371
			.040000 Royalty Interest
			Category: G1
			Railroad #: 17371
HB1984: The Appraised value of \$1,490 in 2023 as compared to \$330 in 2018 is a 351.52% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	560	0	1,490
ROAD & BRIDGE	560	0	1,490
LEXINGTON ISD	560	0	1,490

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](https://www.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 LEXINGTON ISD	7,390 7,390 7,390	3,100 3,100 3,100	Lease: 17699 Type: REAL Owner #: 107601 Legal: PEEBLES SAM 1A & 2A BETRO INC AB 138 GRIFFITH H RRC #17699 .048000 Royalty Interest Category: G1 Railroad #: 17699 HB1984: The Appraised value of \$3,100 in 2023 as compared to \$5,880 in 2018 is a 47.28% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	7,390 7,390 7,390	0 0 0	3,100 3,100 3,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	6,280 6,280 6,280	16,960 16,960 16,960	Lease: 17883 Type: REAL Owner #: 107601 Legal: PEEBLES 1/3/4/7 ADS OIL & GAS INC AB 174 JOHNSON J F RRC #17883 .060000 Royalty Interest Category: G1 Railroad #: 17883 HB1984: The Appraised value of \$16,960 in 2023 as compared to \$1,550 in 2018 is a 994.19% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	6,280 6,280 6,280	0 0 0	16,960 16,960 16,960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	93,020 93,020 93,020	74,950 74,950 74,950	Lease: 720209 Type: REAL Owner #: 107601 Legal: MARBURGER A UNIT ATLAS OPERATING LLC AB 174 JOHNSON J F RRC 27207 DP 800399 .035939 Royalty Interest Category: G1 Railroad #: 27207 HB1984: The Appraised value of \$74,950 in 2023 as compared to \$100,490 in 2018 is a 25.42% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	93,020 93,020 93,020	0 0 0	74,950 74,950 74,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	94,360 94,360 94,360	99,820 99,820 99,820	Lease: 720210 Type: REAL Owner #: 107601 Legal: ZCABAY B UNIT ATLAS OPERATING LLC AB 138 GRIFFITH H RRC 27165 DP807564 LEE 90% .053000 Royalty Interest Category: G1 Railroad #: 27165 HB1984: The Appraised value of \$99,820 in 2023 as compared to \$71,580 in 2018 is a 39.45% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	94,360 94,360 94,360	0 0 0	99,820 99,820 99,820

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	201,610	0	196,320		
ROAD & BRIDGE	201,610	0	196,320		
LEXINGTON ISD	201,610	0	196,320		

