

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: 201950 1865

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

JONES SALLY  
3835 N BRIARWOOD DR  
BRENHAM TX 77833-6546



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	250 250 250	460 460 460	Lease: 18 Type: REAL Owner #: 201950 Legal: JOAN #1 U S OPERATING INC AB 22 WALLACE J Y RRC 25233 UNIT 9925233  .005000 Override Royalty Category: G1 Railroad #: 25233
HB1984: The Appraised value of \$460 in 2023 as compared to \$270 in 2018 is a 70.37% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	250 250 250	0 0 0	460 460 460

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		1,260	2,030	Lease: 12257 Type: REAL Owner #: 201950
ROAD & BRIDGE		1,260	2,030	Legal: HARRIET
DIME BOX ISD		1,260	2,030	U S OPERATING INC AB 22 WALLACE J Y RRC 12257
.005000 Override Royalty Category: G1 Railroad #: 12257				
HB1984: The Appraised value of \$2,030 in 2023 as compared to \$2,280 in 2018 is a 10.96% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,260	0	2,030
ROAD & BRIDGE		1,260	0	2,030
DIME BOX ISD		1,260	0	2,030

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,120	3,700	Lease: 12880 Type: REAL Owner #: 201950
ROAD & BRIDGE		3,120	3,700	Legal: STACEY LEE
DIME BOX ISD		3,120	3,700	U S OPERATING INC AB 296 SHELBOURN J A RRC #12880
.005000 Override Royalty Category: G1 Railroad #: 12880				
HB1984: The Appraised value of \$3,700 in 2023 as compared to \$1,060 in 2018 is a 249.06% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,120	0	3,700
ROAD & BRIDGE		3,120	0	3,700
DIME BOX ISD		3,120	0	3,700

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,860	3,990	Lease: 13939 Type: REAL Owner #: 201950
ROAD & BRIDGE		3,860	3,990	Legal: MARGARET 1RE & 2
DIME BOX ISD		3,860	3,990	U S OPERATING INC AB 296 SHELBOURN J A RRC #13939
.005000 Override Royalty Category: G1 Railroad #: 13939				
HB1984: The Appraised value of \$3,990 in 2023 as compared to \$1,250 in 2018 is a 219.20% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,860	0	3,990
ROAD & BRIDGE		3,860	0	3,990
DIME BOX ISD		3,860	0	3,990

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,150	3,480	Lease: 14620 Type: REAL Owner #: 201950
ROAD & BRIDGE		3,150	3,480	Legal: MELISSA
DIME BOX ISD		3,150	3,480	U S OPERATING INC AB 207 MANCHA J F RRC #14620
.004926 Override Royalty Category: G1 Railroad #: 14620				
HB1984: The Appraised value of \$3,480 in 2023 as compared to \$2,230 in 2018 is a 56.05% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,150	0	3,480
ROAD & BRIDGE		3,150	0	3,480
DIME BOX ISD		3,150	0	3,480

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		570 570 570	570 570 570	Lease: 15399 Type: REAL Owner #: 201950 Legal: DIRK #2RE U S OPERATING INC AB 296 SHELBOURN J A RRC #15399  .005000 Override Royalty Category: G1 Railroad #: 15399  HB1984: The Appraised value of \$570 in 2023 as compared to \$630 in 2018 is a 9.52% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	570 570 570	0 0 0	570 570 570	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,840 1,840 1,840	2,390 2,390 2,390	Lease: 15403 Type: REAL Owner #: 201950 Legal: MILDRED U S OPERATING INC AB 22 WALLACE J Y RRC #15403  .004941 Override Royalty Category: G1 Railroad #: 15403  HB1984: The Appraised value of \$2,390 in 2023 as compared to \$1,400 in 2018 is a 70.71% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,840 1,840 1,840	0 0 0	2,390 2,390 2,390	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		160 160 160	550 550 550	Lease: 16316 Type: REAL Owner #: 201950 Legal: EVA MAE UNIT #3 & #4 DALLAS PETRO GROUP AB 2 BEST H RRC #16316  .000592 Override Royalty Category: G1 Railroad #: 16316  HB1984: The Appraised value of \$550 in 2023 as compared to \$10 in 2018 is a 5400.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	550 550 550	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,520 1,520 1,520	2,430 2,430 2,430	Lease: 16901 Type: REAL Owner #: 201950 Legal: KATIE "J" U S OPERATING INC AB 22 WALLACE J Y RRC #16901  .005000 Override Royalty Category: G1 Railroad #: 16901  HB1984: The Appraised value of \$2,430 in 2023 as compared to \$340 in 2018 is a 614.71% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,520 1,520 1,520	0 0 0	2,430 2,430 2,430	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		580	770	Lease: 23160 Type: REAL Owner #: 201950 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160  .001032 Override Royalty Category: G1 Railroad #: 23160
ROAD & BRIDGE		580	770	
DIME BOX ISD		190	250	
GIDDINGS ISD		390	520	
HB1984: The Appraised value of \$770 in 2023 as compared to \$650 in 2018 is a 18.46% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		580	0	770
ROAD & BRIDGE		580	0	770
DIME BOX ISD		190	0	250
GIDDINGS ISD		390	0	520

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,030	2,210	Lease: 24912 Type: REAL Owner #: 201950 Legal: DELTA DAWN #1 U S OPERATING INC AB 22 WALLACE J Y RRC #24912  .005000 Override Royalty Category: G1 Railroad #: 24912
ROAD & BRIDGE		2,030	2,210	
DIME BOX ISD		2,030	2,210	
HB1984: The Appraised value of \$2,210 in 2023 as compared to \$1,270 in 2018 is a 74.02% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		2,030	0	2,210
ROAD & BRIDGE		2,030	0	2,210
DIME BOX ISD		2,030	0	2,210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		140	410	Lease: 25099 Type: REAL Owner #: 201950 Legal: HARRIET (NAVARRO) #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25099  .005000 Override Royalty Category: G1 Railroad #: 25099
ROAD & BRIDGE		140	410	
DIME BOX ISD		140	410	
HB1984: The Appraised value of \$410 in 2023 as compared to \$170 in 2018 is a 141.18% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		140	0	410
ROAD & BRIDGE		140	0	410
DIME BOX ISD		140	0	410

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		870	1,580	Lease: 25262 Type: REAL Owner #: 201950 Legal: DELTA DAWN (NAVARRO) U S OPERATING INC AB 22 WALLACE J Y RRC #25262  .005000 Override Royalty Category: G1 Railroad #: 25262
ROAD & BRIDGE		870	1,580	
DIME BOX ISD		870	1,580	
HB1984: The Appraised value of \$1,580 in 2023 as compared to \$930 in 2018 is a 69.89% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		870	0	1,580
ROAD & BRIDGE		870	0	1,580
DIME BOX ISD		870	0	1,580

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,370	1,740	Lease: 25537 Type: REAL Owner #: 201950
ROAD & BRIDGE		1,370	1,740	Legal: KERRY #1
DIME BOX ISD		1,370	1,740	U S OPERATING INC AB 22 WALLACE J Y RRC #25537
.005000 Override Royalty Category: G1 Railroad #: 25537				
HB1984: The Appraised value of \$1,740 in 2023 as compared to \$1,230 in 2018 is a 41.46% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,370	0	1,740
ROAD & BRIDGE		1,370	0	1,740
DIME BOX ISD		1,370	0	1,740

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,630	2,820	Lease: 25568 Type: REAL Owner #: 201950
ROAD & BRIDGE		2,630	2,820	Legal: JANE #1
DIME BOX ISD		2,630	2,820	U S OPERATING INC AB 22 WALLACE J Y RRC #25568
.005000 Override Royalty Category: G1 Railroad #: 25568				
HB1984: The Appraised value of \$2,820 in 2023 as compared to \$1,820 in 2018 is a 54.95% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,630	0	2,820
ROAD & BRIDGE		2,630	0	2,820
DIME BOX ISD		2,630	0	2,820

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		530	750	Lease: 696486 Type: REAL Owner #: 201950
ROAD & BRIDGE		530	750	Legal: IRENE #1
DIME BOX ISD		530	750	U S OPERATING INC AB 22 WALLACE J Y RRC #25761
.005000 Override Royalty Category: G1 Railroad #: 25761				
HB1984: The Appraised value of \$750 in 2023 as compared to \$620 in 2018 is a 20.97% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		530	0	750
ROAD & BRIDGE		530	0	750
DIME BOX ISD		530	0	750

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		13,370	13,140	Lease: 720204 Type: REAL Owner #: 201950
ROAD & BRIDGE		13,370	13,140	Legal: YEGUA CREEK RANCH
DIME BOX ISD		13,370	13,140	CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27071 DP 802066
.005000 Override Royalty Category: G1 Railroad #: 27071				
HB1984: The Appraised value of \$13,140 in 2023 as compared to \$11,710 in 2018 is a 12.21% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		13,370	0	13,140
ROAD & BRIDGE		13,370	0	13,140
DIME BOX ISD		13,370	0	13,140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		50 50 50	80 80 80	Lease: 720230 Type: REAL Owner #: 201950 Legal: WAR ADMIRAL UNIT 1H CRESCENT PASS ENERGY AB 16 PRICE J RRC 27515 DP 842092  .000038 Royalty Interest Category: G1 Railroad #: 27515	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		50 50 50	0 0 0	80 80 80	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		20 20 20	30 30 30	Lease: 720238 Type: REAL Owner #: 201950 Legal: MAN O WAR UNIT 1H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 27532 DP 845490  .000009 Royalty Interest Category: G1 Railroad #: 27532	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		20 20 20	0 0 0	30 30 30	

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	37,320	0	43,130		
ROAD & BRIDGE	37,320	0	43,130		
DIME BOX ISD	36,700	0	41,950		
GIDDINGS ISD	620	0	1,180		