

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: 106455 2315

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

LOW CHAPARRAL LTD  
1731 SPYGLASS DR APT 79  
AUSTIN TX 78746-7925



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 LEXINGTON ISD	1,760 1,760 1,760	4,710 4,710 4,710	Lease: 17371 Type: REAL Owner #: 106455 Legal: PEBBLES 1 BETRO INC AB 40 BREEDING G W RRC #17371  .126667 Royalty Interest Category: G1 Railroad #: 17371
HB1984: The Appraised value of \$4,710 in 2023 as compared to \$1,040 in 2018 is a 352.88% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	1,760 1,760 1,760	0 0 0	4,710 4,710 4,710

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		23,390	9,800	Lease: 17699 Type: REAL Owner #: 106455
ROAD & BRIDGE		23,390	9,800	Legal: PEBBLES SAM 1A & 2A
LEXINGTON ISD		23,390	9,800	BETRO INC AB 138 GRIFFITH H RRC #17699
.152000 Royalty Interest Category: G1 Railroad #: 17699				
HB1984: The Appraised value of \$9,800 in 2023 as compared to \$18,610 in 2018 is a 47.34% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		23,390	0	9,800
ROAD & BRIDGE		23,390	0	9,800
LEXINGTON ISD		23,390	0	9,800

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		19,880	53,700	Lease: 17883 Type: REAL Owner #: 106455
ROAD & BRIDGE		19,880	53,700	Legal: PEBBLES 1/3/4/7
LEXINGTON ISD		19,880	53,700	ADS OIL & GAS INC AB 174 JOHNSON J F RRC #17883
.190000 Royalty Interest Category: G1 Railroad #: 17883				
HB1984: The Appraised value of \$53,700 in 2023 as compared to \$4,910 in 2018 is a 993.69% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		19,880	0	53,700
ROAD & BRIDGE		19,880	0	53,700
LEXINGTON ISD		19,880	0	53,700

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		294,570	237,340	Lease: 720209 Type: REAL Owner #: 106455
ROAD & BRIDGE		294,570	237,340	Legal: MARBURGER A UNIT
LEXINGTON ISD		294,570	237,340	ATLAS OPERATING LLC AB 174 JOHNSON J F RRC 27207 DP 800399
.113808 Royalty Interest Category: G1 Railroad #: 27207				
HB1984: The Appraised value of \$237,340 in 2023 as compared to \$318,220 in 2018 is a 25.42% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		294,570	0	237,340
ROAD & BRIDGE		294,570	0	237,340
LEXINGTON ISD		294,570	0	237,340

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		298,930	316,220	Lease: 720210 Type: REAL Owner #: 106455
ROAD & BRIDGE		298,930	316,220	Legal: ZGABAY B UNIT
LEXINGTON ISD		298,930	316,220	ATLAS OPERATING LLC AB 138 GRIFFITH H RRC 27165 DP807564 LEE 90%
.167900 Royalty Interest Category: G1 Railroad #: 27165				
HB1984: The Appraised value of \$316,220 in 2023 as compared to \$226,760 in 2018 is a 39.45% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		298,930	0	316,220
ROAD & BRIDGE		298,930	0	316,220
LEXINGTON ISD		298,930	0	316,220

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	638,530	0	621,770		
ROAD & BRIDGE	638,530	0	621,770		
LEXINGTON ISD	638,530	0	621,770		

