

This is NOT a Tax Statement      **Notice Of Appraised Value**      Do NOT Pay From This Notice

LIMESTONE CO APPRAISAL DIST  
PO DRAWER 831  
303 S WACO STREET  
GROESBECK TX 76642  
903-657-2555

SIMS BETTY  
%PHILLIP SIMS  
2654 FAIRWAY RIDGE DR  
MCKINNEY TX 75072



APPRAISAL YEAR 2022  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/28/2022 AT: 9:00 AM  
303 S WACO STREET  
GROESBECK TX 76642  
903-657-2555 EXT 25 OWNERSHIP  
903-657-2555 EXT 12 MINERALS  
903-657-2555 EXT 28 PERS PROP  
903-657-2555 EXT 27 UTILITIES  
Protest Deadline: 6-13-2022  
ARB Hearing: 6-28-2022  
Owner: 7606375 2300  
  
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 2022	PROPERTY DESCRIPTION
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	140 140 140 140	310 310 310 310	Lease: 263220 Type: REAL Owner #: 7606375 Legal: SIMS ROBERT (04) XTO ENERGY INC AB 4 JUAN L CHAVERT SURVEY WELL #4 RRC# 228078  .005060 Royalty Interest Category: G1 Railroad #: 228078
HB1984: The Appraised value of \$310 in 2022 as compared to \$170 in 2017 is a 82.35% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	140 140 140 140	0 0 0 0	310 310 310 310

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,

TERRI LENAMON  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	1,180 1,180 1,180 1,180	1,810 1,810 1,810 1,810	Lease: 263301 Type: REAL Owner #: 7606375 Legal: SIMS ROBERT (01) XTO ENERGY INC AB 4 JUAN L CHAVERT SURVEY WELL #1 RRC# 219826  .005060 Royalty Interest Category: G1 Railroad #: 219826  HB1984: The Appraised value of \$1,810 in 2022 as compared to \$1,490 in 2017 is a 21.48% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	1,180 1,180 1,180 1,180	0 0 0 0	1,810 1,810 1,810 1,810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	80 80 80 80	80 80 80 80	Lease: 263302 Type: REAL Owner #: 7606375 Legal: SIMS ROBERT (02) XTO ENERGY INC AB 4 JUAN L CHAVERT SURVEY WELL #2 RRC# 226278  .005060 Royalty Interest Category: G1 Railroad #: 226278  HB1984: The Appraised value of \$80 in 2022 as compared to \$180 in 2017 is a 55.56% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	80 80 80 80	0 0 0 0	80 80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	50 50 50 50	60 60 60 60	Lease: 263303 Type: REAL Owner #: 7606375 Legal: SIMS ROBERT (03) XTO ENERGY INC AB 4 JUAN L CHAVERT SURVEY WELL #3 RRC# 223585  .005060 Royalty Interest Category: G1 Railroad #: 223585  HB1984: The Appraised value of \$60 in 2022 as compared to \$60 in 2017 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	50 50 50 50	0 0 0 0	60 60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	80 80 80 80	230 230 230 230	Lease: 263305 Type: REAL Owner #: 7606375 Legal: SIMS ROBERT (05) XTO ENERGY INC AB 4 JUAN L CHAVERT SURVEY WELL #5 RRC# 244078  .005060 Royalty Interest Category: G1 Railroad #: 244078  HB1984: The Appraised value of \$230 in 2022 as compared to \$120 in 2017 is a 91.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	80 80 80 80	0 0 0 0	230 230 230 230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W		20 20 20 20	Lease: 310100 Type: REAL Owner #: 7606375 Legal: WATSON (01) SAGUARO PETROLEUM AB 21 M R PALACIOS SURVEY WELL #1 RRC# 165647  .034828 Royalty Interest Category: G1 Railroad #: 165647  HB1984: The Appraised value of \$20 in 2022 as compared to \$10 in 2017 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	0 0 0 0	0 0 0 0	20 20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W		40 40 40 40	Lease: 400241 Type: REAL Owner #: 7606375 Legal: SIMS (03) SAGUARO PETROLEUM AB 4 JUAN L CHAVERT SURVEY WELL #3 RRC# 170493  .016758 Royalty Interest Category: G1 Railroad #: 170493  No 2017 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	0 0 0 0	0 0 0 0	40 40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	1,150 1,150 1,150 1,150	1,720 1,720 1,720 1,720	Lease: 400326 Type: REAL Owner #: 7606375 Legal: SIMS ROBERT (09) XTO ENERGY INC AB 4 JUAN L CHAVERT SURVEY WELL #9  .005060 Royalty Interest Category: G1 Railroad #: 255940
HB1984: The Appraised value of \$1,720 in 2022 as compared to \$1,940 in 2017 is a 11.34% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	1,150 1,150 1,150 1,150	0 0 0 0	1,720 1,720 1,720 1,720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	1,050 1,050 1,050 1,050	3,760 3,760 3,760 3,760	Lease: 400415 Type: REAL Owner #: 7606375 Legal: WATSON (04) STROUD PETROLEUM AB-4 J L CHAVERT SURVEY RRC #263429 WELL #4  .034828 Royalty Interest Category: G1 Railroad #: 263429
HB1984: The Appraised value of \$3,760 in 2022 as compared to \$1,690 in 2017 is a 122.49% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	1,050 1,050 1,050 1,050	0 0 0 0	3,760 3,760 3,760 3,760

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LIMESTONE CO GROESBECK ISD SO LIMESTONE HD ESD2W	3,730 3,730 3,730 3,730	0 0 0 0	8,030 8,030 8,030 8,030		