

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 J LIFE ESTATE
%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: 3187 2301

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 #: 3187 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 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 #: 3187 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 #: 3187 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 #: 3187 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 #: 3187 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	1,150 1,150 1,150 1,150	1,720 1,720 1,720 1,720	Lease: 400326 Type: REAL Owner #: 3187 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

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	2,680 2,680 2,680 2,680	0 0 0 0	4,210 4,210 4,210 4,210		

