

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

NEWTON CENTRAL APPR DIST  
109 E COURT STREET  
NEWTON TX 75966

409-379-3710

FINCH MARY ALICE LIFE ESTATE  
9312 WEEPING WILLOW DR  
N RICHLAND HILLS TX 76182-3200



APPRAISAL YEAR 2022  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/29/2022 AT: 9:00 AM  
NEWTON CO APPRAISAL DISTRICT  
109 E COURT STREET  
NEWTON TX 75966  
FOR MINERAL QUESTIONS CONTACT  
PRITCHARD & ABBOTT  
832-243-9600 OR WWW.PANDAI.COM  
Protest Deadline: 6-06-2022  
ARB Hearing: 6-29-2022  
Owner: 802436 245  
  
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
COUNTY	210	70	Lease: 490 Type: REAL Owner #: 802436
LATERAL ROAD	210	70	Legal: DEVIL'S POCKET WEST W#5-6
DEWEYVILLE ISD	210	70	ATLAS OPERATING LLC
FIRE DIST #5	210	70	AB 195 H T & B RR RRC 19686 UNIT #999686
G			.000398 Royalty Interest Category: G1 Railroad #: 19686
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$70 in 2022 as compared to \$90 in 2017 is a 22.22% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	210	0	70
LATERAL ROAD	210	0	70
DEWEYVILLE ISD	210	0	70
FIRE DIST #5	0	70	0

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,

MARGIE HERRIN  
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY LATERAL ROAD DEWEYVILLE ISD FIRE DIST #5  G	60 60 60 60	10 10 10 10	Lease: 590 Type: REAL Owner #: 802436 Legal: DEVIL'S POCKET WEST W#3 ATLAS OPERATING LLC AB 869 CAROLINE POSEY RRC 19686 UNIT #999686  .000398 Royalty Interest Category: G1 Railroad #: 19686  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2022 as compared to \$50 in 2017 is a 80.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY LATERAL ROAD DEWEYVILLE ISD FIRE DIST #5	60 60 60 0	0 0 0 10	10 10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY LATERAL ROAD DEWEYVILLE ISD FIRE DIST #5  G	70 70 70 70	10 10 10 10	Lease: 2168 Type: REAL Owner #: 802436 Legal: DEVIL'S POCKET WEST W#1 ATLAS OPERATING LLC AB 205 H &TC RR RRC 19686 UNIT #999686  .000398 Royalty Interest Category: G1 Railroad #: 19686  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2022 as compared to \$50 in 2017 is a 80.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY LATERAL ROAD DEWEYVILLE ISD FIRE DIST #5	70 70 70 0	0 0 0 10	10 10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY LATERAL ROAD DEWEYVILLE ISD	260 260 260	270 270 270	Lease: 2302 Type: REAL Owner #: 802436 Legal: COUGAR #1 PRIME OPERATING CO AB 932 WM MANUEL SUR HT&B RRC 25040  .001160 Royalty Interest Category: G1 Railroad #: 25040  HB1984: The Appraised value of \$270 in 2022 as compared to \$370 in 2017 is a 27.03% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY LATERAL ROAD DEWEYVILLE ISD	260 260 260	0 0 0	270 270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY LATERAL ROAD DEWEYVILLE ISD	540 540 540	1,180 1,180 1,180	Lease: 2326 Type: REAL Owner #: 802436 Legal: HANKAMER BOBCAT #2 PRIME OPERATING CO AB 932 MANUEL W HT&B RR SEC16 RRC 25564  .001160 Royalty Interest Category: G1 Railroad #: 25564  HB1984: The Appraised value of \$1,180 in 2022 as compared to \$1,150 in 2017 is a 2.61% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY LATERAL ROAD DEWEYVILLE ISD	540 540 540	0 0 0	1,180 1,180 1,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY LATERAL ROAD DEWEYVILLE ISD	240 240 240	480 480 480	Lease: 2329 Type: REAL Owner #: 802436 Legal: HANKAMER-JAGUAR #1 PRIME OPERATING CO AB 932 MANUEL W HT&B RR CO RRC 25433  .001160 Royalty Interest Category: G1 Railroad #: 25433  HB1984: The Appraised value of \$480 in 2022 as compared to \$240 in 2017 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY LATERAL ROAD DEWEYVILLE ISD	240 240 240	0 0 0	480 480 480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY LATERAL ROAD DEWEYVILLE ISD FIRE DIST #1	20 20 20 20	50 50 50 50	Lease: 2353 Type: REAL Owner #: 802436 Legal: HANKAMER A-912 W#1 HILCORP ENERGY COMP AB 912 HT&B/ANDERSON CE SEC14 RRC 263995  .000382 Royalty Interest Category: G1 Railroad #: 263995  HB1984: The Appraised value of \$50 in 2022 as compared to \$30 in 2017 is a 66.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY LATERAL ROAD DEWEYVILLE ISD FIRE DIST #1	20 20 20 20	0 0 0 0	50 50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY LATERAL ROAD DEWEYVILLE ISD		300 300 300	Lease: 2354 Type: REAL Owner #: 802436 Legal: COUGAR W#2 PRIME OPERATING CO AB 932 HT&B RR CO MANUEL W RRC 25837  .001160 Royalty Interest Category: G1 Railroad #: 25837  HB1984: The Appraised value of \$300 in 2022 as compared to \$800 in 2017 is a 62.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY LATERAL ROAD DEWEYVILLE ISD	0 0 0	0 0 0	300 300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2022	PROPERTY DESCRIPTION
COUNTY	260	510	Lease: 2384 Type: REAL Owner #: 802436
LATERAL ROAD	260	510	Legal: C.A. DYER-PUMA W#2
DEWEYVILLE ISD	260	510	PRIME OPERATING CO
FIRE DIST #1	260	510	AB 187 HT&B RR SEC 13 RRC 27127
HB1984: The Appraised value of \$510 in 2022 as compared to \$190 in 2017 is a 168.42% increase.			.000290 Royalty Interest Category: G1 Railroad #: 27127
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
COUNTY	260	0	510
LATERAL ROAD	260	0	510
DEWEYVILLE ISD	260	0	510
FIRE DIST #1	260	0	510

### Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
COUNTY	1,660	0	2,880
LATERAL ROAD	1,660	0	2,880
DEWEYVILLE ISD	1,660	0	2,880
FIRE DIST #5	0	90	0
FIRE DIST #1	280	0	560