

LEE CENTRAL APPRAISAL DISTRICT  
898 E RICHMOND ST SUITE 100  
GIDDINGS TX 78942-4252

832-243-9600

WESTERMAN TED H  
13202 DUSTY GROVE LN  
SUGAR LAND TX 77498-7424



**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: 100442 4006

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 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	270 270 270	Lease: 2 Type: REAL Owner #: 100442 Legal: ARDLT ERWIN E UNIT TRACT 5 TRIVISTA OPERATING AB 286 SMITH C S RRC #19346 UNIT #9919346  .015625 Royalty Interest Category: G1 Railroad #: 19346
HB1984: The Appraised value of \$270 in 2023 as compared to \$30 in 2018 is a 800.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	270 270 270

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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		80	270	Lease: 19346 Type: REAL Owner #: 100442 Legal: ARDLT ERWIN E UNIT TRACT 4 TRIVISTA OPERATING AB 286 SMITH C S RRC #19346 UNIT #9919346  .015625 Royalty Interest Category: G1 Railroad #: 19346
ROAD & BRIDGE		80	270	
GIDDINGS ISD		80	270	
HB1984: The Appraised value of \$270 in 2023 as compared to \$190 in 2018 is a 42.11% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		80	0	270
ROAD & BRIDGE		80	0	270
GIDDINGS ISD		80	0	270

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		390	440	Lease: 20956 Type: REAL Owner #: 100442 Legal: ARDLT ERWIN E "B" TRIVISTA OPERATING AB 323 THOMPSON W RRC #20956  .008687 Royalty Interest Category: G1 Railroad #: 20956
ROAD & BRIDGE		390	440	
GIDDINGS ISD		390	440	
HB1984: The Appraised value of \$440 in 2023 as compared to \$60 in 2018 is a 633.33% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		390	0	440
ROAD & BRIDGE		390	0	440
GIDDINGS ISD		390	0	440

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		80	230	Lease: 22557 Type: REAL Owner #: 100442 Legal: WEISER MAGNOLIA OIL & GAS AB 293 SCOTT S T RRC 274403 22557  .012442 Royalty Interest Category: G1 Railroad #: 274403
ROAD & BRIDGE		80	230	
GIDDINGS ISD		80	230	
HB1984: The Appraised value of \$230 in 2023 as compared to \$140 in 2018 is a 64.29% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		80	0	230
ROAD & BRIDGE		80	0	230
GIDDINGS ISD		80	0	230

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	80	Lease: 22606 Type: REAL Owner #: 100442 Legal: BLASIG UNIT TEX-LEE OPERATING CO AB 323 THOMPSON W RRC #22606  .012529 Royalty Interest Category: G1 Railroad #: 22606
ROAD & BRIDGE		90	80	
GIDDINGS ISD		90	80	
HB1984: The Appraised value of \$80 in 2023 as compared to \$120 in 2018 is a 33.33% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		90	0	80
ROAD & BRIDGE		90	0	80
GIDDINGS ISD		90	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	310 310 310	550 550 550	Lease: 720159 Type: REAL Owner #: 100442 Legal: TRAPPER UNIT 13A TRIVISTA OPERATING AB 140 GIBSON W RRC 26298  .002211 Royalty Interest Category: G1 Railroad #: 26298  HB1984: The Appraised value of \$550 in 2023 as compared to \$650 in 2018 is a 15.38% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	310 310 310	0 0 0	550 550 550

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,030 1,030 1,030	0 0 0	1,840 1,840 1,840

