

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

832-243-9600

SHASTA CORPORATION
9805 KATY FREEWAY STE 500
HOUSTON TX 77024



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:	99692 3398
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	460 460 460	1,000 1,000 1,000	Lease: 14181 Type: REAL Owner #: 99692 Legal: DEAN EQUIP CO 4 MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #14181 .013500 Override Royalty Category: G1 Railroad #: 14181
HB1984: The Appraised value of \$1,000 in 2023 as compared to \$1,290 in 2018 is a 22.48% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	460 460 460	0 0 0	1,000 1,000 1,000

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		820	1,040	Lease: 16468 Type: REAL Owner #: 99692 Legal: CARMELLA UNIT 1RE & 2 DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #16468 .017856 Override Royalty Category: G1 Railroad #: 16468
ROAD & BRIDGE		820	1,040	
DIME BOX ISD		820	1,040	
HB1984: The Appraised value of \$1,040 in 2023 as compared to \$4,060 in 2018 is a 74.38% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		820	0	1,040
ROAD & BRIDGE		820	0	1,040
DIME BOX ISD		820	0	1,040

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	180	Lease: 17316 Type: REAL Owner #: 99692 Legal: VERNON-HOFFMAN UNIT MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #17316 .005965 Override Royalty Category: G1 Railroad #: 17316
ROAD & BRIDGE		30	180	
GIDDINGS ISD		30	180	
HB1984: The Appraised value of \$180 in 2023 as compared to \$260 in 2018 is a 30.77% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	180
ROAD & BRIDGE		30	0	180
GIDDINGS ISD		30	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,120	1,790	Lease: 20743 Type: REAL Owner #: 99692 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743 .004307 Override Royalty Category: G1 Railroad #: 20743
ROAD & BRIDGE		2,120	1,790	
DIME BOX ISD		1,060	890	
GIDDINGS ISD		1,060	890	
HB1984: The Appraised value of \$1,790 in 2023 as compared to \$2,340 in 2018 is a 23.50% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,120	0	1,790
ROAD & BRIDGE		2,120	0	1,790
DIME BOX ISD		1,060	0	890
GIDDINGS ISD		1,060	0	890

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	20	Lease: 22908 Type: REAL Owner #: 99692 Legal: HOPPE SELMA MAGNOLIA OIL & GAS AB 2 BEST H RRC #22908 .005294 Override Royalty Category: G1 Railroad #: 22908
ROAD & BRIDGE		20	20	
GIDDINGS ISD		20	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$2,720 in 2018 is a 99.26% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	20
ROAD & BRIDGE		20	0	20
GIDDINGS ISD		20	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,060 1,060 620 450	1,950 1,950 1,130 820	Lease: 105504 Type: REAL Owner #: 99692 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504 .007657 Override Royalty Category: G1 Railroad #: 105504 HB1984: The Appraised value of \$1,950 in 2023 as compared to \$1,650 in 2018 is a 18.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,060 1,060 620 450	0 0 0 0	1,950 1,950 1,130 820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,300 9,300 9,300	11,440 11,440 11,440	Lease: 108671 Type: REAL Owner #: 99692 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008 .009113 Override Royalty Category: G1 Railroad #: 26008 HB1984: The Appraised value of \$11,440 in 2023 as compared to \$10,230 in 2018 is a 11.83% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,300 9,300 9,300	0 0 0	11,440 11,440 11,440

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 DIME BOX ISD	13,810 13,810 11,320 2,500	0 0 0 0	17,420 17,420 14,350 3,060

