

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

832-243-9600

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: 95374 3453

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

SIMMANG DON E
PO BOX 338
LINCOLN TX 78948-0338



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 GIDDINGS CITY	420 420 420 420	510 510 510 510	Lease: 11314 Type: REAL Owner #: 95374 Legal: M & K #1RE MAGNOLIA OIL & GAS AB 32 BARKER J RRC #11314 .000623 Royalty Interest Category: G1 Railroad #: 11314
HB1984: The Appraised value of \$510 in 2023 as compared to \$370 in 2018 is a 37.84% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	420 420 420 420	0 0 0 0	510 510 510 510

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		150	220	Lease: 18619 Type: REAL Owner #: 95374 Legal: SIMMANG Q.W. MAGNOLIA OIL & GAS AB 302 SORSBY W A RRC #18619 .002353 Royalty Interest Category: G1 Railroad #: 18619 HB1984: The Appraised value of \$220 in 2023 as compared to \$270 in 2018 is a 18.52% decrease.
ROAD & BRIDGE		150	220	
GIDDINGS ISD		150	220	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		150	0	220
ROAD & BRIDGE		150	0	220
GIDDINGS ISD		150	0	220

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	430	Lease: 19210 Type: REAL Owner #: 95374 Legal: LEACHMAN "F" 12 ADS OIL & GAS INC AB 107 FURNASH J RRC #19210 .003955 Royalty Interest Category: G1 Railroad #: 19210 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$430 in 2023 as compared to \$440 in 2018 is a 2.27% decrease.
ROAD & BRIDGE		50	430	
LEXINGTON ISD	G	50	430	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		50	0	430
ROAD & BRIDGE		50	0	430
LEXINGTON ISD		0	430	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	210	Lease: 21751 Type: REAL Owner #: 95374 Legal: DOUBLE EAGLE RANCH 'A' MAGNOLIA OIL & GAS AB 313 TAYLOR J B & 302 SORSBY RRC #21751 .002407 Royalty Interest Category: G1 Railroad #: 21751 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$210 in 2023 as compared to \$520 in 2018 is a 59.62% decrease.
ROAD & BRIDGE		20	210	
DIME BOX ISD	G	20	210	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		20	0	210
ROAD & BRIDGE		20	0	210
DIME BOX ISD		0	210	0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	80 80 80	Lease: 103617 Type: REAL Owner #: 95374 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000099 Royalty Interest Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$80 in 2023 as compared to \$40 in 2018 is a 100.00% 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	80 80 80

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	720	0	1,450
ROAD & BRIDGE	720	0	1,450
GIDDINGS ISD	650	0	810
GIDDINGS CITY	420	0	510
LEXINGTON ISD	0	430	0
DIME BOX ISD	0	210	0

