

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

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

832-243-9600

RICHARDSON CHARLES ETTA  
1621 PTARMIGAN DR APT 7A  
WALNUT CREEK CA 94595-3662



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: 99340 3126  
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	40	50	Lease: 11314 Type: REAL Owner #: 99340
ROAD & BRIDGE	40	50	Legal: M & K #1RE
GIDDINGS ISD	40	50	MAGNOLIA OIL & GAS
GIDDINGS CITY	40	50	AB 32 BARKER J
			RRC #11314
			.000061 Royalty Interest
			Category: G1
			Railroad #: 11314
HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	40	0	50
ROAD & BRIDGE	40	0	50
GIDDINGS ISD	40	0	50
GIDDINGS CITY	40	0	50

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 ROAD & BRIDGE GIDDINGS ISD	870 870 870	800 800 800	Lease: 20834 Type: REAL Owner #: 99340 Legal: HARDEMAN UNIT HARBOR RESOURCES LLC AB 20 VARELMAN J D RRC #20834  .003969 Royalty Interest Category: G1 Railroad #: 20834  HB1984: The Appraised value of \$800 in 2023 as compared to \$990 in 2018 is a 19.19% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	870 870 870	0 0 0	800 800 800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	310 310 310	340 340 340	Lease: 22301 Type: REAL Owner #: 99340 Legal: JOYCE UNIT MAGNOLIA OIL & GAS AB 348 WEBB T H RRC #22301  .001205 Royalty Interest Category: G1 Railroad #: 22301  HB1984: The Appraised value of \$340 in 2023 as compared to \$410 in 2018 is a 17.07% 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	340 340 340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK GIDDINGS CITY	280 280 280 110 280	720 720 720 290 720	Lease: 22772 Type: REAL Owner #: 99340 Legal: STATE OF TEXAS UNIT 2 MAGNOLIA OIL & GAS AB 190 LIGHTFOOT J W RRC #22772  .003443 Royalty Interest Category: G1 Railroad #: 22772  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$720 in 2023 as compared to \$700 in 2018 is a 2.86% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK GIDDINGS CITY	280 280 280 0 280	0 0 0 290 0	720 720 720 0 720

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	1,500	0	1,910		
ROAD & BRIDGE	1,500	0	1,910		
GIDDINGS ISD	1,500	0	1,910		
GIDDINGS CITY	320	0	770		
CUMMINGS CREEK	0	290	0		