

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

832-243-9600

GARCIA KEVIN DUANE
7550 FM 141 5225 GROVEWOOD
DIME BOX TX 77853



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: 97073 1287

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 DIME BOX ISD G	240 240 240	220 220 220	Lease: 11992 Type: REAL Owner #: 97073 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992 .000256 Royalty Interest Category: G1 Railroad #: 11992
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$220 in 2023 as compared to \$180 in 2018 is a 22.22% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	240 240 0	0 0 220	220 220 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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		120	140	Lease: 12039	Type: REAL Owner #: 97073
ROAD & BRIDGE		120	140	Legal: STEIN J #1	
DIME BOX ISD	G	120	140	MAGNOLIA OIL & GAS	
				AB 1 AUSTIN S F	
				RRC #12039	
				.000256 Royalty Interest	
				Category: G1	
				Railroad #: 12039	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$140 in 2023 as compared to \$100 in 2018 is a 40.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		120	0	140	
ROAD & BRIDGE		120	0	140	
DIME BOX ISD		0	140	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		390	240	Lease: 13687	Type: REAL Owner #: 97073
ROAD & BRIDGE		390	240	Legal: CLEOPATRA UNIT I 1RE & 2H	
GIDDINGS ISD	G	390	240	MAGNOLIA OIL & GAS	
				AB 207 MANCHA J F	
				RRC #13687	
				.000135 Royalty Interest	
				Category: G1	
				Railroad #: 13687	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$240 in 2023 as compared to \$30 in 2018 is a 700.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		390	0	240	
ROAD & BRIDGE		390	0	240	
GIDDINGS ISD		0	240	0	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	750	0	600		
ROAD & BRIDGE	750	0	600		
DIME BOX ISD	0	360	0		
GIDDINGS ISD	0	240	0		