

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

832-243-9600

HOLIFIELD TATIANA K TRUST
4430 SAINT ANDREWS BLVD
IRVING TX 75038-6442



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: 97550 1648

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	160 160 160	110 110 110	Lease: 14336 Type: REAL Owner #: 97550 Legal: BARKER-CLEMENTS OL UNIT MAGNOLIA OIL & GAS AB 105 EASTLAND W M RRC #14336 .003171 Override Royalty Category: G1 Railroad #: 14336
HB1984: The Appraised value of \$110 in 2023 as compared to \$360 in 2018 is a 69.44% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	110 110 110

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		1,500	1,440	Lease: 16254 Type: REAL Owner #: 97550
ROAD & BRIDGE		1,500	1,440	Legal: JENSEN -7-
DIME BOX ISD		1,500	1,440	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254
.002009 Override Royalty Category: G1 Railroad #: 16254				
HB1984: The Appraised value of \$1,440 in 2023 as compared to \$1,330 in 2018 is a 8.27% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,500	0	1,440
ROAD & BRIDGE		1,500	0	1,440
DIME BOX ISD		1,500	0	1,440

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,500	30	Lease: 17489 Type: REAL Owner #: 97550
ROAD & BRIDGE		1,500	30	Legal: BALCAR 1
DIME BOX ISD		1,500	30	MAGNOLIA OIL & GAS AB 152 HALL E H RRC #17489
.003723 Override Royalty Category: G1 Railroad #: 17489				
HB1984: The Appraised value of \$30 in 2023 as compared to \$1,120 in 2018 is a 97.32% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,500	0	30
ROAD & BRIDGE		1,500	0	30
DIME BOX ISD		1,500	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,740	4,010	Lease: 18984 Type: REAL Owner #: 97550
ROAD & BRIDGE		4,740	4,010	Legal: PAMELA 1RE & 2RE
GIDDINGS ISD		4,740	4,010	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%
.003823 Override Royalty Category: G1 Railroad #: 18984				
HB1984: The Appraised value of \$4,010 in 2023 as compared to \$4,520 in 2018 is a 11.28% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,740	0	4,010
ROAD & BRIDGE		4,740	0	4,010
GIDDINGS ISD		4,740	0	4,010

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		470	560	Lease: 20874 Type: REAL Owner #: 97550
ROAD & BRIDGE		470	560	Legal: BARBARA
GIDDINGS ISD		470	560	U S OPERATING INC AB 98 ESTES A RRC #20874
.002111 Override Royalty Category: G1 Railroad #: 20874				
HB1984: The Appraised value of \$560 in 2023 as compared to \$390 in 2018 is a 43.59% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		470	0	560
ROAD & BRIDGE		470	0	560
GIDDINGS ISD		470	0	560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	220 220 220	310 310 310	Lease: 24788 Type: REAL Owner #: 97550 Legal: RUTHIE U S OPERATING INC AB 98 ESTES A RRC #24788 .000507 Override Royalty Category: G1 Railroad #: 24788 HB1984: The Appraised value of \$310 in 2023 as compared to \$150 in 2018 is a 106.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	220 220 220	0 0 0	310 310 310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,950 2,950 2,950	2,900 2,900 2,900	Lease: 103617 Type: REAL Owner #: 97550 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .003571 Override Royalty Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$2,900 in 2023 as compared to \$1,450 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	2,950 2,950 2,950	0 0 0	2,900 2,900 2,900

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	11,540	0	9,360	
ROAD & BRIDGE	11,540	0	9,360	
GIDDINGS ISD	8,540	0	7,890	
DIME BOX ISD	3,000	0	1,470	

