

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

OBRIEN MARY KAY SIMMANG
9423 SPRING HOLLOW CIR
DALLAS TX 75243-7531



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: 98988 2844
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	800	980	Lease: 11314 Type: REAL Owner #: 98988
ROAD & BRIDGE	800	980	Legal: M & K #1RE
GIDDINGS ISD	800	980	MAGNOLIA OIL & GAS
GIDDINGS CITY	800	980	AB 32 BARKER J RRC #11314
HB1984: The Appraised value of \$980 in 2023 as compared to \$700 in 2018 is a 40.00% increase.			.001188 Royalty Interest Category: G1 Railroad #: 11314
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	800	0	980
ROAD & BRIDGE	800	0	980
GIDDINGS ISD	800	0	980
GIDDINGS CITY	800	0	980

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 DIME BOX ISD	6,220 6,220 6,220	3,900 3,900 3,900	Lease: 13988 Type: REAL Owner #: 98988 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988 .006180 Royalty Interest Category: G1 Railroad #: 13988 HB1984: The Appraised value of \$3,900 in 2023 as compared to \$4,470 in 2018 is a 12.75% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,220 6,220 6,220	0 0 0	3,900 3,900 3,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	440 440 440	15,370 15,370 15,370	Lease: 15028 Type: REAL Owner #: 98988 Legal: LUTHER UNIT MAGNOLIA OIL & GAS AB 339 WHITEHURST J H RRC #15028 .054797 Royalty Interest Category: G1 Railroad #: 15028 HB1984: The Appraised value of \$15,370 in 2023 as compared to \$14,260 in 2018 is a 7.78% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	440 440 440	0 0 0	15,370 15,370 15,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,810 6,810 6,810	5,500 5,500 5,500	Lease: 16123 Type: REAL Owner #: 98988 Legal: SIMMANG DOROTHY ETAL W2 EVEREST RESOURCE CO AB 197 LOFTIN GEO B RRC #16123 .020833 Royalty Interest Category: G1 Railroad #: 16123 HB1984: The Appraised value of \$5,500 in 2023 as compared to \$2,300 in 2018 is a 139.13% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,810 6,810 6,810	0 0 0	5,500 5,500 5,500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	90 90 90	860 860 860	Lease: 19210 Type: REAL Owner #: 98988 Legal: LEACHMAN "F" 12 ADS OIL & GAS INC AB 107 FURNASH J RRC #19210 .007911 Royalty Interest Category: G1 Railroad #: 19210 HB1984: The Appraised value of \$860 in 2023 as compared to \$870 in 2018 is a 1.15% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	90 90 90	0 0 0	860 860 860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,410 1,410 1,410	5,450 5,450 5,450	Lease: 19745 Type: REAL Owner #: 98988 Legal: VICKI -1A- U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL .014375 Royalty Interest Category: G1 Railroad #: 19745 HB1984: The Appraised value of \$5,450 in 2023 as compared to \$10,840 in 2018 is a 49.72% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,410 1,410 1,410	0 0 0	5,450 5,450 5,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	870 870 870	1,150 1,150 1,150	Lease: 23071 Type: REAL Owner #: 98988 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .003014 Royalty Interest Category: G1 Railroad #: 23071 HB1984: The Appraised value of \$1,150 in 2023 as compared to \$550 in 2018 is a 109.09% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	870 870 870	0 0 0	1,150 1,150 1,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	270 270 270	270 270 270	Lease: 103617 Type: REAL Owner #: 98988 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000329 Royalty Interest Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$270 in 2023 as compared to \$130 in 2018 is a 107.69% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	270 270 270	0 0 0	270 270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,570 1,570 1,570	1,270 1,270 1,270	Lease: 720202 Type: REAL Owner #: 98988 Legal: SIMMANG DOROTHY ETAL W3 EVEREST RESOURCE CO AB 197 LOFTIN GEO B RRC 16123 .020834 Royalty Interest Category: G1 Railroad #: 16123 HB1984: The Appraised value of \$1,270 in 2023 as compared to \$1,920 in 2018 is a 33.85% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,570 1,570 1,570	0 0 0	1,270 1,270 1,270

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	18,480	0	34,750		
ROAD & BRIDGE	18,480	0	34,750		
GIDDINGS ISD	2,920	0	22,070		
GIDDINGS CITY	800	0	980		
DIME BOX ISD	15,470	0	11,820		
LEXINGTON ISD	90	0	860		