

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: 97544 1641

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

HOFFMAN JOYCE  
640 FM 20  
CEDAR CREEK TX 78612-3518



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	440	2,820	Lease: 13802 Type: REAL Owner #: 97544 Legal: KOEHLER UNIT 2 CREATIVE OIL & GAS AB 20 VARELMAN J D & 80 CAMER RRC #13802  .052278 Royalty Interest Category: G1 Railroad #: 13802
ROAD & BRIDGE	440	2,820	
GIDDINGS ISD	440	2,820	
CUMMINGS CREEK	440	2,820	
HB1984: The Appraised value of \$2,820 in 2023 as compared to \$540 in 2018 is a 422.22% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	440	0	2,820
ROAD & BRIDGE	440	0	2,820
GIDDINGS ISD	440	0	2,820
CUMMINGS CREEK	440	0	2,820

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](http://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		220 220 220	220 220 220	Lease: 15067 Type: REAL Owner #: 97544 Legal: ERWIN UNIT 2 MAGNOLIA OIL & GAS AB 339 WHITEHURST J H RRC #15067  .002800 Royalty Interest Category: G1 Railroad #: 15067  HB1984: The Appraised value of \$220 in 2023 as compared to \$40 in 2018 is a 450.00% 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	220 220 220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		150 150 150	210 210 210	Lease: 15544 Type: REAL Owner #: 97544 Legal: LENOISE UNIT MAGNOLIA OIL & GAS AB 32 BARKER J RRC #15544  .004137 Royalty Interest Category: G1 Railroad #: 15544  HB1984: The Appraised value of \$210 in 2023 as compared to \$860 in 2018 is a 75.58% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	0 0 0	210 210 210	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		2,350 2,350 2,350	5,260 5,260 5,260	Lease: 25712 Type: REAL Owner #: 97544 Legal: WIEDERHOLD UNIT 1 CHESAPEAKE OPERATING AB 313 TAYLOR, AB 10 GATES & RRC #25712 AB 3 BIRD  .012965 Royalty Interest Category: G1 Railroad #: 25712  HB1984: The Appraised value of \$5,260 in 2023 as compared to \$4,430 in 2018 is a 18.74% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,350 2,350 2,350	0 0 0	5,260 5,260 5,260	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	3,160	0	8,510	
ROAD & BRIDGE	3,160	0	8,510	
GIDDINGS ISD	810	0	3,250	
CUMMINGS CREEK	440	0	2,820	
DIME BOX ISD	2,350	0	5,260	