

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

832-243-9600

KYLE CONNIE MAE
2796 FM 180
LEDBETTER TX 78946



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:	202495 2117
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	1,030 1,030 1,030	940 940 940	Lease: 17867 Type: REAL Owner #: 202495 Legal: COFFIELD-OSAGE 1RE & 2RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #17867 .010580 Royalty Interest Category: G1 Railroad #: 17867
HB1984: The Appraised value of \$940 in 2023 as compared to \$4,390 in 2018 is a 78.59% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,030 1,030 1,030	0 0 0	940 940 940

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		6,280	4,410	Lease: 22110 Type: REAL Owner #: 202495
ROAD & BRIDGE		6,280	4,410	Legal: LEHMANN HEIRS OL UNIT 1RE
GIDDINGS ISD		6,280	4,410	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110
.003958 Royalty Interest Category: G1 Railroad #: 22110				
HB1984: The Appraised value of \$4,410 in 2023 as compared to \$2,730 in 2018 is a 61.54% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,280	0	4,410
ROAD & BRIDGE		6,280	0	4,410
GIDDINGS ISD		6,280	0	4,410

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		21,840	23,720	Lease: 22428 Type: REAL Owner #: 202495
ROAD & BRIDGE		21,840	23,720	Legal: CHESTER
GIDDINGS ISD		21,840	23,720	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22428
.016882 Royalty Interest Category: G1 Railroad #: 22428				
HB1984: The Appraised value of \$23,720 in 2023 as compared to \$12,220 in 2018 is a 94.11% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		21,840	0	23,720
ROAD & BRIDGE		21,840	0	23,720
GIDDINGS ISD		21,840	0	23,720

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		21,020	14,750	Lease: 720249 Type: REAL Owner #: 202495
ROAD & BRIDGE		21,020	14,750	Legal: LEHMANN HEIRS OL UNIT 2H
GIDDINGS ISD		21,020	14,750	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912
.003958 Royalty Interest Category: G1 Railroad #: 22110				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		21,020	0	14,750
ROAD & BRIDGE		21,020	0	14,750
GIDDINGS ISD		21,020	0	14,750

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	50,170	0	43,820	
ROAD & BRIDGE	50,170	0	43,820	
GIDDINGS ISD	50,170	0	43,820	