

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

MUIR SHARON BIEBAS  
10401 DOUBLE SPUR LOOP  
AUSTIN TX 78759-6911



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: 201418 2721  
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	45,250 45,250 45,250	39,760 39,760 39,760	Lease: 720168 Type: REAL Owner #: 201418 Legal: FASKE BIRNBAUM W#2HR CRESCENT PASS ENERGY AB 185 KUYKENDALL A RRC 26306 2014 SUPPLEMENT  .006957 Royalty Interest Category: G1 Railroad #: 26306
HB1984: The Appraised value of \$39,760 in 2023 as compared to \$10,940 in 2018 is a 263.44% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	45,250	0	39,760
ROAD & BRIDGE	45,250	0	39,760
GIDDINGS ISD	45,250	0	39,760

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 GIDDINGS ISD	3,200 3,200 3,200	3,080 3,080 3,080	Lease: 720169 Type: REAL Owner #: 201418 Legal: BIRNBAUM UNIT W#1H CRESCENT PASS ENERGY AB 185 KUYKENDALL B RRC 26526 DP 766734  .006957 Royalty Interest Category: G1 Railroad #: 26526
HB1984: The Appraised value of \$3,080 in 2023 as compared to \$4,690 in 2018 is a 34.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,200 3,200 3,200	0 0 0	3,080 3,080 3,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	21,610 21,610 21,610	17,590 17,590 17,590	Lease: 720226 Type: REAL Owner #: 201418 Legal: WHIRLAWAY UNIT 1H CRESCENT PASS ENERGY AB 16 PRICE J RRC 27478 DP 840885  .009158 Royalty Interest Category: G1 Railroad #: 27478
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	21,610 21,610 21,610	0 0 0	17,590 17,590 17,590

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70,060 70,060 70,060	0 0 0	60,430 60,430 60,430		