

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

MELCHER ADELINE  
678 E HEMPSTEAD ST  
GIDDINGS TX 78942-3420



**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: 98634 2538

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	160	550	Lease: 2 Type: REAL Owner #: 98634
ROAD & BRIDGE	160	550	Legal: ARDLT ERWIN E UNIT TRACT 5
GIDDINGS ISD	160	550	TRIVISTA OPERATING AB 286 SMITH C S RRC #19346 UNIT #9919346
HB1984: The Appraised value of \$550 in 2023 as compared to \$60 in 2018 is a 816.67% increase.			.031250 Royalty Interest Category: G1 Railroad #: 19346
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	160	0	550
ROAD & BRIDGE	160	0	550
GIDDINGS ISD	160	0	550

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](https://www.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	160 160 160	550 550 550	Lease: 19346 Type: REAL Owner #: 98634 Legal: ARDLT ERWIN E UNIT TRACT 4 TRIVISTA OPERATING AB 286 SMITH C S RRC #19346 UNIT #9919346  .031250 Royalty Interest Category: G1 Railroad #: 19346  HB1984: The Appraised value of \$550 in 2023 as compared to \$380 in 2018 is a 44.74% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	550 550 550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	780 780 780	880 880 880	Lease: 20956 Type: REAL Owner #: 98634 Legal: ARDLT ERWIN E "B" TRIVISTA OPERATING AB 323 THOMPSON W RRC #20956  .017374 Royalty Interest Category: G1 Railroad #: 20956  HB1984: The Appraised value of \$880 in 2023 as compared to \$110 in 2018 is a 700.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	780 780 780	0 0 0	880 880 880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	450 450 450	Lease: 22557 Type: REAL Owner #: 98634 Legal: WEISER MAGNOLIA OIL & GAS AB 293 SCOTT S T RRC 274403 22557  .024884 Royalty Interest Category: G1 Railroad #: 274403  HB1984: The Appraised value of \$450 in 2023 as compared to \$290 in 2018 is a 55.17% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	450 450 450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	160 160 160	Lease: 22606 Type: REAL Owner #: 98634 Legal: BLASIG UNIT TEX-LEE OPERATING CO AB 323 THOMPSON W RRC #22606  .025056 Royalty Interest Category: G1 Railroad #: 22606  HB1984: The Appraised value of \$160 in 2023 as compared to \$250 in 2018 is a 36.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	0 0 0	160 160 160

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	1,460	0	2,590		
ROAD & BRIDGE	1,460	0	2,590		
GIDDINGS ISD	1,460	0	2,590		

