

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: 99772 3454

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

SIMMANG FAMILY LTD PARTNERSHIP  
SIMMANG MGMT TRUST GEN PTNR  
1519 COUNTY ROAD 223  
GIDDINGS TX 78942-6186



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 DIME BOX ISD	3,050 3,050 3,050	1,460 1,460 1,460	Lease: 12139 Type: REAL Owner #: 99772 Legal: RUTH ANNE 1RE DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12139  .004464 Royalty Interest Category: G1 Railroad #: 12139
HB1984: The Appraised value of \$1,460 in 2023 as compared to \$2,150 in 2018 is a 32.09% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,050 3,050 3,050	0 0 0	1,460 1,460 1,460

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 DIME BOX ISD			30 30 30	Lease: 12395 Type: REAL Owner #: 99772 Legal: MINERVA DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #12395  .000066 Override Royalty Category: G1 Railroad #: 12395
HB1984: The Appraised value of \$30 in 2023 as compared to \$10 in 2018 is a 200.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		0 0 0	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		540 540 540	19,040 19,040 19,040	Lease: 15028 Type: REAL Owner #: 99772 Legal: LUTHER UNIT MAGNOLIA OIL & GAS AB 339 WHITEHURST J H RRC #15028  .067902 Royalty Interest Category: G1 Railroad #: 15028
HB1984: The Appraised value of \$19,040 in 2023 as compared to \$17,670 in 2018 is a 7.75% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		540 540 540	0 0 0	19,040 19,040 19,040

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		190 190 190	370 370 370	Lease: 15261 Type: REAL Owner #: 99772 Legal: GREGORY MARGARET 1RE DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #15261  .002480 Royalty Interest Category: G1 Railroad #: 15261
HB1984: The Appraised value of \$370 in 2023 as compared to \$130 in 2018 is a 184.62% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		190 190 190	0 0 0	370 370 370

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		50 50 50	420 420 420	Lease: 15826 Type: REAL Owner #: 99772 Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826  .000588 Royalty Interest Category: G1 Railroad #: 15826
HB1984: The Appraised value of \$420 in 2023 as compared to \$130 in 2018 is a 223.08% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		50 50 50	0 0 0	420 420 420

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	30	Lease: 16728 Type: REAL Owner #: 99772
ROAD & BRIDGE		20	30	Legal: MOZELLE
GIDDINGS ISD		20	30	U S OPERATING INC AB 207 MANCHA J F RRC #16728
.000143 Royalty Interest Category: G1 Railroad #: 16728				
HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	30
ROAD & BRIDGE		20	0	30
GIDDINGS ISD		20	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			20	Lease: 17468 Type: REAL Owner #: 99772
ROAD & BRIDGE			20	Legal: MAXYE #1-RE
GIDDINGS ISD			20	U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468
.000208 Royalty Interest Category: G1 Railroad #: 17468				
HB1984: The Appraised value of \$20 in 2023 as compared to \$20 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	20
ROAD & BRIDGE		0	0	20
GIDDINGS ISD		0	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	80	Lease: 17770 Type: REAL Owner #: 99772
ROAD & BRIDGE		20	80	Legal: PENELOPE #1RE
GIDDINGS ISD		20	80	MAGNOLIA OIL & GAS AB 2 BEST H RRC #17770
.001728 Royalty Interest Category: G1 Railroad #: 17770				
HB1984: The Appraised value of \$80 in 2023 as compared to \$540 in 2018 is a 85.19% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	80
ROAD & BRIDGE		20	0	80
GIDDINGS ISD		20	0	80

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		850	3,290	Lease: 19745 Type: REAL Owner #: 99772
ROAD & BRIDGE		850	3,290	Legal: VICKI -1A-
GIDDINGS ISD		850	3,290	U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL
.008659 Royalty Interest Category: G1 Railroad #: 19745				
HB1984: The Appraised value of \$3,290 in 2023 as compared to \$6,530 in 2018 is a 49.62% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		850	0	3,290
ROAD & BRIDGE		850	0	3,290
GIDDINGS ISD		850	0	3,290

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	10	Lease: 22908 Type: REAL Owner #: 99772 Legal: HOPPE SELMA MAGNOLIA OIL & GAS AB 2 BEST H RRC #22908  .003529 Royalty Interest Category: G1 Railroad #: 22908
ROAD & BRIDGE		20	10	
GIDDINGS ISD		20	10	
HB1984: The Appraised value of \$10 in 2023 as compared to \$1,810 in 2018 is a 99.45% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	10
ROAD & BRIDGE		20	0	10
GIDDINGS ISD		20	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	250	Lease: 22940 Type: REAL Owner #: 99772 Legal: NEVER LEE UNIT 1/2RE DALLAS PETRO GROUP AB 2 BEST H RRC #22940  .000409 Override Royalty Category: G1 Railroad #: 22940
ROAD & BRIDGE		170	250	
GIDDINGS ISD		170	250	
HB1984: The Appraised value of \$250 in 2023 as compared to \$160 in 2018 is a 56.25% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	250
ROAD & BRIDGE		170	0	250
GIDDINGS ISD		170	0	250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,950	2,600	Lease: 23160 Type: REAL Owner #: 99772 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160  .003493 Royalty Interest Category: G1 Railroad #: 23160
ROAD & BRIDGE		1,950	2,600	
DIME BOX ISD		640	860	
GIDDINGS ISD		1,310	1,740	
HB1984: The Appraised value of \$2,600 in 2023 as compared to \$2,190 in 2018 is a 18.72% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,950	0	2,600
ROAD & BRIDGE		1,950	0	2,600
DIME BOX ISD		640	0	860
GIDDINGS ISD		1,310	0	1,740

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	10	Lease: 23321 Type: REAL Owner #: 99772 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .000017 Royalty Interest Category: G1 Railroad #: 23321
ROAD & BRIDGE		10	10	
DIME BOX ISD			10	
GIDDINGS ISD			10	
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	10
ROAD & BRIDGE		10	0	10
DIME BOX ISD		0	0	10
GIDDINGS ISD		0	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		20 20 20	Lease: 83135 Type: REAL Owner #: 99772 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135  .000207 Royalty Interest Category: G1 Railroad #: 83135
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	20 20 20

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	6,870	0	27,630
ROAD & BRIDGE	6,870	0	27,630
DIME BOX ISD	3,930	0	3,150
GIDDINGS ISD	2,930	0	24,490

