

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

FINKELSTEIN RALPH  
%LONE STAR LIVING  
10680 WESTBRAE PKWY #356  
HOUSTON TX 77031



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: 203112 1137  
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  No 2018 Hist	820 820 820	600 600 600	Lease: 15 Type: REAL Owner #: 203112 Legal: SACKS SYLVIA UNIT W#4RE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800  .001290 Royalty Interest Category: G1 Railroad #: 20800
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	820 820 820	0 0 0	600 600 600

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  No 2018 Hist	670 670 670	490 490 490	Lease: 16 Type: REAL Owner #: 203112 Legal: SACKS SYLVIA UNIT W#5 MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800  .001984 Royalty Interest Category: G1 Railroad #: 20800		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	670 670 670	0 0 0	490 490 490		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	970 970 970	660 660 660	Lease: 11875 Type: REAL Owner #: 203112 Legal: FALLON 1 DALLAS PETRO GROUP AB 149 HINDS T S RRC #11875  .001984 Royalty Interest Category: G1 Railroad #: 11875		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	970 970 970	0 0 0	660 660 660		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	550 550 550	400 400 400	Lease: 20800 Type: REAL Owner #: 203112 Legal: SACKS SYLVIA UNIT W#3 MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT #9920800  .001984 Royalty Interest Category: G1 Railroad #: 20800		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	550 550 550	0 0 0	400 400 400		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	130 130 130	130 130 130	Lease: 21099 Type: REAL Owner #: 203112 Legal: SACKS SYLVIA #2A MAGNOLIA OIL & GAS AB 149 HINDS T S RRC #21099  .001984 Royalty Interest Category: G1 Railroad #: 21099		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	130 130 130	0 0 0	130 130 130		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	3,140	0	2,280		
ROAD & BRIDGE	3,140	0	2,280		
GIDDINGS ISD	3,140	0	2,280		

