

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: 200283 4112

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

WIPPEL STEPHEN & SONYA
2115 FM 180
LEDBETTER TX 78946-7043



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	10,720 10,720 10,720	7,380 7,380 7,380	Lease: 22725 Type: REAL Owner #: 200283 Legal: BISETT DON MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #22725 .015824 Royalty Interest Category: G1 Railroad #: 22725
HB1984: The Appraised value of \$7,380 in 2023 as compared to \$1,140 in 2018 is a 547.37% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10,720 10,720 10,720	0 0 0	7,380 7,380 7,380

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		9,840	7,140	Lease: 25406 Type: REAL Owner #: 200283 Legal: RUTHVEN-BISETT CO-OP UNIT 1 MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406 .008582 Royalty Interest Category: G1 Railroad #: 25406
ROAD & BRIDGE		9,840	7,140	
GIDDINGS ISD		9,840	7,140	
HB1984: The Appraised value of \$7,140 in 2023 as compared to \$4,110 in 2018 is a 73.72% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		9,840	0	7,140
ROAD & BRIDGE		9,840	0	7,140
GIDDINGS ISD		9,840	0	7,140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		32,410	33,630	Lease: 720268 Type: REAL Owner #: 200283 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .002288 Royalty Interest Category: G1 Railroad #: 27973
ROAD & BRIDGE		32,410	33,630	
GIDDINGS ISD		32,410	33,630	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		32,410	0	33,630
ROAD & BRIDGE		32,410	0	33,630
GIDDINGS ISD		32,410	0	33,630

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		26,290	31,910	Lease: 720269 Type: REAL Owner #: 200283 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .002288 Royalty Interest Category: G1 Railroad #: 27974
ROAD & BRIDGE		26,290	31,910	
GIDDINGS ISD		26,290	31,910	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		26,290	0	31,910
ROAD & BRIDGE		26,290	0	31,910
GIDDINGS ISD		26,290	0	31,910

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		31,240	46,710	Lease: 720270 Type: REAL Owner #: 200283 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .002288 Royalty Interest Category: G1 Railroad #: 27975
ROAD & BRIDGE		31,240	46,710	
GIDDINGS ISD		31,240	46,710	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		31,240	0	46,710
ROAD & BRIDGE		31,240	0	46,710
GIDDINGS ISD		31,240	0	46,710

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	110,500	0	126,770		
ROAD & BRIDGE	110,500	0	126,770		
GIDDINGS ISD	110,500	0	126,770		

