

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

GRIMM MATTHEW  
1092 PRIVATE ROAD 8010  
GIDDINGS TX 78942-6447



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: 97265 1410  
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 DIME BOX ISD	490 490 490	2,740 2,740 2,740	Lease: 12395 Type: REAL Owner #: 97265 Legal: MINERVA DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #12395  .006390 Royalty Interest Category: G1 Railroad #: 12395
HB1984: The Appraised value of \$2,740 in 2023 as compared to \$1,230 in 2018 is a 122.76% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	490 490 490	0 0 0	2,740 2,740 2,740

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 DIME BOX ISD  No 2018 Hist	10 10 10	30 30 30	Lease: 12877 Type: REAL Owner #: 97265 Legal: GINGER UNIT TEX-LEE OPERATING CO AB 1 AUSTIN S F RRC #12877  .000210 Royalty Interest Category: G1 Railroad #: 12877		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	30 30 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  HB1984: The Appraised value of \$780 in 2023 as compared to \$430 in 2018 is a 81.40% increase.	430 430 430	780 780 780	Lease: 17040 Type: REAL Owner #: 97265 Legal: LINDA K UNIT 1 RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040  .001944 Royalty Interest Category: G1 Railroad #: 17040		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	430 430 430	0 0 0	780 780 780		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  HB1984: The Appraised value of \$8,050 in 2023 as compared to \$400 in 2018 is a 1912.50% increase.	1,750 1,750 1,750	8,050 8,050 8,050	Lease: 22176 Type: REAL Owner #: 97265 Legal: ROBERT GRIMM UNIT CRESCENT PASS ENERGY AB 16 PRICE J RRC #22176  .065355 Royalty Interest Category: G1 Railroad #: 22176		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,750 1,750 1,750	0 0 0	8,050 8,050 8,050		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	460 460 460	520 520 520	Lease: 720228 Type: REAL Owner #: 97265 Legal: JUSTIFY UNIT 1H CRESCENT PASS ENERGY AB 16 PRICE J RRC 27529 DP 842157  .000517 Royalty Interest Category: G1 Railroad #: 27529		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	460 460 460	0 0 0	520 520 520		

**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	12,120		
ROAD & BRIDGE	3,140	0	12,120		
DIME BOX ISD	930	0	3,550		
GIDDINGS ISD	2,210	0	8,570		

