

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: 98911 2785

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

NELSON KENNETH C  
% BARTON OAKS PLAZA  
901 MOPAC EXPWY SOUTH STE 430  
AUSTIN TX 78746



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           G	50 50 50	90 90 90	Lease: 15903   Type: REAL           Owner #: 98911 Legal: MERSIOVSKY 1RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #15903  .000900 Override Royalty Category: G1 Railroad #: 15903
Exemptions :           G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$90 in 2023 as compared to \$50 in 2018 is a 80.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 0	0 0 90	90 90 0

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		390	550	Lease: 17012 Type: REAL Owner #: 98911
ROAD & BRIDGE		390	550	Legal: WUBBENHORST W2/5RE
DIME BOX ISD		390	550	MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012
.001700 Override Royalty Category: G1 Railroad #: 17012				
HB1984: The Appraised value of \$550 in 2023 as compared to \$630 in 2018 is a 12.70% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		390	0	550
ROAD & BRIDGE		390	0	550
DIME BOX ISD		390	0	550

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		110	210	Lease: 22200 Type: REAL Owner #: 98911
ROAD & BRIDGE		110	210	Legal: BOWERS
DIME BOX ISD		110	210	MAGNOLIA OIL & GAS AB 152 HALL E H RRC #22200
.003314 Override Royalty Category: G1 Railroad #: 22200				
HB1984: The Appraised value of \$210 in 2023 as compared to \$160 in 2018 is a 31.25% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		110	0	210
ROAD & BRIDGE		110	0	210
DIME BOX ISD		110	0	210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	50	Lease: 22557 Type: REAL Owner #: 98911
ROAD & BRIDGE		20	50	Legal: WEISER
GIDDINGS ISD	G	20	50	MAGNOLIA OIL & GAS AB 293 SCOTT S T RRC 274403 22557
.002703 Override Royalty Category: G1 Railroad #: 274403				
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$50 in 2023 as compared to \$30 in 2018 is a 66.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	50
ROAD & BRIDGE		20	0	50
GIDDINGS ISD		0	50	0

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	570	0	900	
ROAD & BRIDGE	570	0	900	
GIDDINGS ISD	0	140	0	
DIME BOX ISD	500	0	760	