

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

MOERBE RANDAL RAY
9 RANCHERO RD
COLLEGE STATION TX 77845-9405



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: 98764 2659
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	4,310	7,230	Lease: 20151 Type: REAL Owner #: 98764
ROAD & BRIDGE	4,310	7,230	Legal: SCHULZE
GIDDINGS ISD	4,310	7,230	LEEUX OIL LLC AB 140 GIBSON W RRC #20151 .043240 Royalty Interest Category: G1 Railroad #: 20151
HB1984: The Appraised value of \$7,230 in 2023 as compared to \$5,060 in 2018 is a 42.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	4,310	0	7,230
ROAD & BRIDGE	4,310	0	7,230
GIDDINGS ISD	4,310	0	7,230

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	2,160 2,160 2,160	1,940 1,940 1,940	Lease: 22442 Type: REAL Owner #: 98764 Legal: SCHULZE UNIT 1H MAGNOLIA OIL & GAS AB 140 GIBSON W RRC #22442 .009851 Royalty Interest Category: G1 Railroad #: 22442 HB1984: The Appraised value of \$1,940 in 2023 as compared to \$2,420 in 2018 is a 19.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,160 2,160 2,160	0 0 0	1,940 1,940 1,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	17,610 17,610 17,610	14,590 14,590 14,590	Lease: 22486 Type: REAL Owner #: 98764 Legal: TATE UNIT MAGNOLIA OIL & GAS AB 284 SNEED J H RRC #22486 .030184 Royalty Interest Category: G1 Railroad #: 22486 HB1984: The Appraised value of \$14,590 in 2023 as compared to \$21,770 in 2018 is a 32.98% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	17,610 17,610 17,610	0 0 0	14,590 14,590 14,590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,540 2,540 2,540	4,520 4,520 4,520	Lease: 720159 Type: REAL Owner #: 98764 Legal: TRAPPER UNIT 13A TRIVISTA OPERATING AB 140 GIBSON W RRC 26298 .018035 Royalty Interest Category: G1 Railroad #: 26298 HB1984: The Appraised value of \$4,520 in 2023 as compared to \$5,300 in 2018 is a 14.72% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,540 2,540 2,540	0 0 0	4,520 4,520 4,520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,670 6,670 6,670	4,430 4,430 4,430	Lease: 720165 Type: REAL Owner #: 98764 Legal: TRAPPER UNIT 11A MAGNOLIA OIL & GAS AB 284 SNEED J H RRC 26437 DP 761223 .023651 Royalty Interest Category: G1 Railroad #: 26437 HB1984: The Appraised value of \$4,430 in 2023 as compared to \$6,910 in 2018 is a 35.89% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,670 6,670 6,670	0 0 0	4,430 4,430 4,430

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	33,290	0	32,710		
ROAD & BRIDGE	33,290	0	32,710		
GIDDINGS ISD	33,290	0	32,710		

