

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: 118538 2829

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

NRC-MMX LTD  
% KE ANDREWS & COMPANY  
2424 RIDGE ROAD  
ROCKWALL TX 75087



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 CUMMINGS CREEK	3,800 3,800 3,800 3,800	4,180 4,180 4,180 4,180	Lease: 22026 Type: REAL Owner #: 118538 Legal: FISCHER-PLACKE UNIT MAGNOLIA OIL & GAS AB 350 WINFORD W RRC #22026  .003941 Royalty Interest Category: G1 Railroad #: 22026  Agent: 040
HB1984: The Appraised value of \$4,180 in 2023 as compared to \$580 in 2018 is a 620.69% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	3,800 3,800 3,800 3,800	0 0 0 0	4,180 4,180 4,180 4,180

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		8,070	7,710	Lease: 720157 Type: REAL Owner #: 118538 Legal: EIGHT BALL UNIT 2H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26986 10516  .002039 Royalty Interest Category: G1 Railroad #: 26986  Agent: 040
ROAD & BRIDGE		8,070	7,710	
GIDDINGS ISD		8,070	7,710	
HB1984: The Appraised value of \$7,710 in 2023 as compared to \$1,300 in 2018 is a 493.08% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	8,070	0	7,710	
ROAD & BRIDGE	8,070	0	7,710	
GIDDINGS ISD	8,070	0	7,710	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		790	1,050	Lease: 720167 Type: REAL Owner #: 118538 Legal: EIGHT BALL UNIT W3TH CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26395 DP 766711  .002039 Royalty Interest Category: G1 Railroad #: 26395  Agent: 040
ROAD & BRIDGE		790	1,050	
GIDDINGS ISD		790	1,050	
HB1984: The Appraised value of \$1,050 in 2023 as compared to \$530 in 2018 is a 98.11% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	790	0	1,050	
ROAD & BRIDGE	790	0	1,050	
GIDDINGS ISD	790	0	1,050	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		930	810	Lease: 720180 Type: REAL Owner #: 118538 Legal: MCCOWAN UNIT W#1H-2H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26661  .000229 Royalty Interest Category: G1 Railroad #: 26661  Agent: 040
ROAD & BRIDGE		930	810	
GIDDINGS ISD		930	810	
HB1984: The Appraised value of \$810 in 2023 as compared to \$40 in 2018 is a 1925.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	930	0	810	
ROAD & BRIDGE	930	0	810	
GIDDINGS ISD	930	0	810	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	13,590	0	13,750	
ROAD & BRIDGE	13,590	0	13,750	
GIDDINGS ISD	13,590	0	13,750	
CUMMINGS CREEK	3,800	0	4,180	