

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

HELM VIRGINIA LEE  
4802 AN COUNTY ROAD 359  
PALESTINE TX 75803-1931



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:	200306 1558
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 GIDDINGS ISD	2,590 2,590 2,590	2,870 2,870 2,870	Lease: 22560 Type: REAL Owner #: 200306 Legal: MASSEY MAGNOLIA OIL & GAS AB 114 FOLLENSBEE A RRC #22560  .003998 Royalty Interest Category: G1 Railroad #: 22560
HB1984: The Appraised value of \$2,870 in 2023 as compared to \$810 in 2018 is a 254.32% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	2,590	0	2,870
ROAD & BRIDGE	2,590	0	2,870
GIDDINGS ISD	2,590	0	2,870

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	270 270 270	500 500 500	Lease: 22639 Type: REAL Owner #: 200306 Legal: PARRISH E J MAGNOLIA OIL & GAS AB 352 WILKERSON W L RRC #22639  .004740 Royalty Interest Category: G1 Railroad #: 22639  HB1984: The Appraised value of \$500 in 2023 as compared to \$560 in 2018 is a 10.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	270 270 270	0 0 0	500 500 500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	500 500 500	Lease: 22785 Type: REAL Owner #: 200306 Legal: PARRISH 4-H MAGNOLIA OIL & GAS AB 180 JOHNSON W RRC #22785  .006250 Royalty Interest Category: G1 Railroad #: 22785  HB1984: The Appraised value of \$500 in 2023 as compared to \$820 in 2018 is a 39.02% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	500 500 500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,130 1,130 1,130	1,380 1,380 1,380	Lease: 720188 Type: REAL Owner #: 200306 Legal: ROST-MANN CO-OP UNIT MAGNOLIA OIL & GAS AB 180 JOHNSON W RRC 26749 DP 782791  .001853 Royalty Interest Category: G1 Railroad #: 26749  HB1984: The Appraised value of \$1,380 in 2023 as compared to \$2,080 in 2018 is a 33.65% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,130 1,130 1,130	0 0 0	1,380 1,380 1,380

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	4,160	0	5,250		
ROAD & BRIDGE	4,160	0	5,250		
GIDDINGS ISD	4,160	0	5,250		