

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

KNIPPA EMOGENE  
17502 SWANSBURY DR  
CYPRESS TX 77429-3408



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: 98038 2019  
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	6,970 6,970 6,970	4,620 4,620 4,620	Lease: 11971 Type: REAL Owner #: 98038 Legal: HOOTKINS SUSIE TEX-LEE OPERATING CO AB 199 LUCAS C RRC #11971  .055556 Royalty Interest Category: G1 Railroad #: 11971
HB1984: The Appraised value of \$4,620 in 2023 as compared to \$5,660 in 2018 is a 18.37% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	6,970	0	4,620
ROAD & BRIDGE	6,970	0	4,620
GIDDINGS ISD	6,970	0	4,620

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 GIDDINGS ISD	1,410 1,410 1,410	1,530 1,530 1,530	Lease: 22301 Type: REAL Owner #: 98038 Legal: JOYCE UNIT MAGNOLIA OIL & GAS AB 348 WEBB T H RRC #22301  .005389 Royalty Interest Category: G1 Railroad #: 22301  HB1984: The Appraised value of \$1,530 in 2023 as compared to \$1,810 in 2018 is a 15.47% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,410 1,410 1,410	0 0 0	1,530 1,530 1,530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,350 1,350 1,350	1,940 1,940 1,940	Lease: 22678 Type: REAL Owner #: 98038 Legal: MARMIC ERNEST OPERATING CO AB 3 BIRD T RRC #22678  .027778 Royalty Interest Category: G1 Railroad #: 22678  HB1984: The Appraised value of \$1,940 in 2023 as compared to \$1,570 in 2018 is a 23.57% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,350 1,350 1,350	0 0 0	1,940 1,940 1,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,910 9,910 9,910	6,590 6,590 6,590	Lease: 174194 Type: REAL Owner #: 98038 Legal: GRIMM OL UNIT #1 MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #174194  .012012 Royalty Interest Category: G1 Railroad #: 174194  HB1984: The Appraised value of \$6,590 in 2023 as compared to \$1,200 in 2018 is a 449.17% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,910 9,910 9,910	0 0 0	6,590 6,590 6,590

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	19,640	0	14,680		
ROAD & BRIDGE	19,640	0	14,680		
GIDDINGS ISD	18,290	0	12,740		
DIME BOX ISD	1,350	0	1,940		