

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: 95120 1900

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

KANEVSKY LINDA A MAASS  
1112 PRIVATE ROAD 1331  
GIDDINGS TX 78942-2953



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	1,730 1,730 1,730	1,540 1,540 1,540	Lease: 11649 Type: REAL Owner #: 95120 Legal: DAVIS MOLLIE CARMAN UN ##2RE U S OPERATING INC AB 20 VARELMAN J D RRC #11649 UNIT 9911649  .003557 Royalty Interest Category: G1 Railroad #: 11649
HB1984: The Appraised value of \$1,540 in 2023 as compared to \$530 in 2018 is a 190.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,730 1,730 1,730	0 0 0	1,540 1,540 1,540

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 ROAD & BRIDGE GIDDINGS ISD			350 350 350	Lease: 14019 Type: REAL Owner #: 95120 Legal: SYNATSCHT UNIT HARBOR RESOURCES LLC AB 20 VARELMAN J D RRC #14019  .007396 Royalty Interest Category: G1 Railroad #: 14019
HB1984: The Appraised value of \$350 in 2023 as compared to \$1,160 in 2018 is a 69.83% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	350
ROAD & BRIDGE		0	0	350
GIDDINGS ISD		0	0	350

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		7,540 7,540 7,540	11,010 11,010 11,010	Lease: 19763 Type: REAL Owner #: 95120 Legal: BEN UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #19763  .025720 Royalty Interest Category: G1 Railroad #: 19763
HB1984: The Appraised value of \$11,010 in 2023 as compared to \$6,720 in 2018 is a 63.84% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		7,540	0	11,010
ROAD & BRIDGE		7,540	0	11,010
GIDDINGS ISD		7,540	0	11,010

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		1,450 1,450 1,450	1,320 1,320 1,320	Lease: 20834 Type: REAL Owner #: 95120 Legal: HARDEMAN UNIT HARBOR RESOURCES LLC AB 20 VARELMAN J D RRC #20834  .006565 Royalty Interest Category: G1 Railroad #: 20834
HB1984: The Appraised value of \$1,320 in 2023 as compared to \$1,630 in 2018 is a 19.02% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,450	0	1,320
ROAD & BRIDGE		1,450	0	1,320
GIDDINGS ISD		1,450	0	1,320

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	10,720	0	14,220	
ROAD & BRIDGE	10,720	0	14,220	
GIDDINGS ISD	10,720	0	14,220	