

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: 99775 3456 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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SIMMANG MICHAEL J
1519 COUNTY ROAD 223
GIDDINGS TX 78942-6186



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	500	610	Lease: 11314 Type: REAL Owner #: 99775 Legal: M & K #1RE MAGNOLIA OIL & GAS AB 32 BARKER J RRC #11314 .000745 Royalty Interest Category: G1 Railroad #: 11314
ROAD & BRIDGE	500	610	
GIDDINGS ISD	500	610	
GIDDINGS CITY	500	610	
HB1984: The Appraised value of \$610 in 2023 as compared to \$440 in 2018 is a 38.64% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	500	0	610
ROAD & BRIDGE	500	0	610
GIDDINGS ISD	500	0	610
GIDDINGS CITY	500	0	610

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 DIME BOX ISD	6,220 6,220 6,220	3,900 3,900 3,900	Lease: 13988 Type: REAL Owner #: 99775 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988 .006180 Royalty Interest Category: G1 Railroad #: 13988 HB1984: The Appraised value of \$3,900 in 2023 as compared to \$4,470 in 2018 is a 12.75% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,220 6,220 6,220	0 0 0	3,900 3,900 3,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,080 4,080 4,080	3,300 3,300 3,300	Lease: 16123 Type: REAL Owner #: 99775 Legal: SIMMANG DOROTHY ETAL W2 EVEREST RESOURCE CO AB 197 LOFTIN GEO B RRC #16123 .012500 Royalty Interest Category: G1 Railroad #: 16123 HB1984: The Appraised value of \$3,300 in 2023 as compared to \$1,380 in 2018 is a 139.13% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,080 4,080 4,080	0 0 0	3,300 3,300 3,300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	90 90 90	860 860 860	Lease: 19210 Type: REAL Owner #: 99775 Legal: LEACHMAN "F" 12 ADS OIL & GAS INC AB 107 FURNASH J RRC #19210 .007910 Royalty Interest Category: G1 Railroad #: 19210 HB1984: The Appraised value of \$860 in 2023 as compared to \$870 in 2018 is a 1.15% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	90 90 90	0 0 0	860 860 860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	160 160 160	Lease: 103617 Type: REAL Owner #: 99775 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000197 Royalty Interest Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$160 in 2023 as compared to \$80 in 2018 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	160 160 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	940 940 940	760 760 760	Lease: 720202 Type: REAL Owner #: 99775 Legal: SIMMANG DOROTHY ETAL W3 EVEREST RESOURCE CO AB 197 LOFTIN GEO B RRC 16123 .012500 Royalty Interest Category: G1 Railroad #: 16123 HB1984: The Appraised value of \$760 in 2023 as compared to \$1,150 in 2018 is a 33.91% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	940 940 940	0 0 0	760 760 760

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	11,990	0	9,590
ROAD & BRIDGE	11,990	0	9,590
GIDDINGS ISD	660	0	770
GIDDINGS CITY	500	0	610
DIME BOX ISD	11,240	0	7,960
LEXINGTON ISD	90	0	860

