

LEE CENTRAL APPRAISAL DISTRICT  
898 E RICHMOND ST SUITE 100  
GIDDINGS TX 78942-4252

832-243-9600

MAASS RUBY SYNATSKCH  
1050 PRIVATE ROAD 1331  
GIDDINGS TX 78942-2946



**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: 98392 2339

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	3,450 3,450 3,450	3,070 3,070 3,070	Lease: 11649 Type: REAL Owner #: 98392 Legal: DAVIS MOLLIE CARMAN UN ##2RE U S OPERATING INC AB 20 VARELMAN J D RRC #11649 UNIT 9911649  .007114 Royalty Interest Category: G1 Railroad #: 11649
HB1984: The Appraised value of \$3,070 in 2023 as compared to \$1,060 in 2018 is a 189.62% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,450 3,450 3,450	0 0 0	3,070 3,070 3,070

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			690 690 690	Lease: 14019 Type: REAL Owner #: 98392 Legal: SYNATSCHT UNIT HARBOR RESOURCES LLC AB 20 VARELMAN J D RRC #14019  .014791 Royalty Interest Category: G1 Railroad #: 14019  HB1984: The Appraised value of \$690 in 2023 as compared to \$2,310 in 2018 is a 70.13% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	690 690 690	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		15,080 15,080 15,080	22,030 22,030 22,030	Lease: 19763 Type: REAL Owner #: 98392 Legal: BEN UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #19763  .051441 Royalty Interest Category: G1 Railroad #: 19763  HB1984: The Appraised value of \$22,030 in 2023 as compared to \$13,430 in 2018 is a 64.04% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	15,080 15,080 15,080	0 0 0	22,030 22,030 22,030	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		2,890 2,890 2,890	2,640 2,640 2,640	Lease: 20834 Type: REAL Owner #: 98392 Legal: HARDEMAN UNIT HARBOR RESOURCES LLC AB 20 VARELMAN J D RRC #20834  .013130 Royalty Interest Category: G1 Railroad #: 20834  HB1984: The Appraised value of \$2,640 in 2023 as compared to \$3,270 in 2018 is a 19.27% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,890 2,890 2,890	0 0 0	2,640 2,640 2,640	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	21,420 21,420 21,420	0 0 0	28,430 28,430 28,430	