

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: 98634 2538

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

MELCHER ADELINE
678 E HEMPSTEAD ST
GIDDINGS TX 78942-3420



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	160 160 160	550 550 550	Lease: 2 Type: REAL Owner #: 98634 Legal: ARDLT ERWIN E UNIT TRACT 5 TRIVISTA OPERATING AB 286 SMITH C S RRC #19346 UNIT #9919346 .031250 Royalty Interest Category: G1 Railroad #: 19346
HB1984: The Appraised value of \$550 in 2023 as compared to \$60 in 2018 is a 816.67% 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	550 550 550

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		160	550	Lease: 19346 Type: REAL Owner #: 98634 Legal: ARDLT ERWIN E UNIT TRACT 4 TRIVISTA OPERATING AB 286 SMITH C S RRC #19346 UNIT #9919346 .031250 Royalty Interest Category: G1 Railroad #: 19346
ROAD & BRIDGE		160	550	
GIDDINGS ISD		160	550	
HB1984: The Appraised value of \$550 in 2023 as compared to \$380 in 2018 is a 44.74% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		160	0	550
ROAD & BRIDGE		160	0	550
GIDDINGS ISD		160	0	550

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		780	880	Lease: 20956 Type: REAL Owner #: 98634 Legal: ARDLT ERWIN E "B" TRIVISTA OPERATING AB 323 THOMPSON W RRC #20956 .017374 Royalty Interest Category: G1 Railroad #: 20956
ROAD & BRIDGE		780	880	
GIDDINGS ISD		780	880	
HB1984: The Appraised value of \$880 in 2023 as compared to \$110 in 2018 is a 700.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		780	0	880
ROAD & BRIDGE		780	0	880
GIDDINGS ISD		780	0	880

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	450	Lease: 22557 Type: REAL Owner #: 98634 Legal: WEISER MAGNOLIA OIL & GAS AB 293 SCOTT S T RRC 274403 22557 .024884 Royalty Interest Category: G1 Railroad #: 274403
ROAD & BRIDGE		170	450	
GIDDINGS ISD		170	450	
HB1984: The Appraised value of \$450 in 2023 as compared to \$290 in 2018 is a 55.17% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	450
ROAD & BRIDGE		170	0	450
GIDDINGS ISD		170	0	450

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		190	160	Lease: 22606 Type: REAL Owner #: 98634 Legal: BLASIG UNIT TEX-LEE OPERATING CO AB 323 THOMPSON W RRC #22606 .025056 Royalty Interest Category: G1 Railroad #: 22606
ROAD & BRIDGE		190	160	
GIDDINGS ISD		190	160	
HB1984: The Appraised value of \$160 in 2023 as compared to \$250 in 2018 is a 36.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		190	0	160
ROAD & BRIDGE		190	0	160
GIDDINGS ISD		190	0	160

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	1,460	0	2,590		
ROAD & BRIDGE	1,460	0	2,590		
GIDDINGS ISD	1,460	0	2,590		

