

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

832-243-9600

WERCHAN FLORENE J
PO BOX 392
GIDDINGS TX 78942-0392



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: 104558 3991

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	260 260 260	290 290 290	Lease: 22076 Type: REAL Owner #: 104558 Legal: MOERBE-BUSCHA UNIT MAGNOLIA OIL & GAS AB 5 BURLESON J RRC #22076 .000970 Royalty Interest Category: G1 Railroad #: 22076
HB1984: The Appraised value of \$290 in 2023 as compared to \$210 in 2018 is a 38.10% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	260 260 260	0 0 0	290 290 290

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	460 460 460	620 620 620	620 620 620	Lease: 22315 Type: REAL Owner #: 104558 Legal: DROEMER H UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22315 .000921 Royalty Interest Category: G1 Railroad #: 22315 HB1984: The Appraised value of \$620 in 2023 as compared to \$520 in 2018 is a 19.23% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	460 460 460	0 0 0	620 620 620	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	490 490 490	490 490 490	Lease: 22443 Type: REAL Owner #: 104558 Legal: LUCILLE UNIT 1 MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22443 .001183 Royalty Interest Category: G1 Railroad #: 22443 HB1984: The Appraised value of \$490 in 2023 as compared to \$430 in 2018 is a 13.95% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	0 0 0	490 490 490	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	40 40 40	40 40 40	Lease: 22457 Type: REAL Owner #: 104558 Legal: BAMSCH O L MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22457 .001349 Royalty Interest Category: G1 Railroad #: 22457 HB1984: The Appraised value of \$40 in 2023 as compared to \$80 in 2018 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	40 40 40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	430 430 430	430 430 430	Lease: 22664 Type: REAL Owner #: 104558 Legal: SYMM VICTOR UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22664 .001842 Royalty Interest Category: G1 Railroad #: 22664 HB1984: The Appraised value of \$430 in 2023 as compared to \$380 in 2018 is a 13.16% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	0 0 0	430 430 430	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	1,250	0	1,870		
ROAD & BRIDGE	1,250	0	1,870		
GIDDINGS ISD	1,250	0	1,870		

