

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

832-243-9600

MENZEL TIMOTHY SHANE  
1202 COTTAGE OAK LN  
KATY TX 77494-5007



**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: 93150 2553

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	2,010 2,010 2,010	1,910 1,910 1,910	Lease: 16708 Type: REAL Owner #: 93150 Legal: PHYLLIS U S OPERATING INC AB 83 DELAPLAIN A C RRC #16708  .005962 Royalty Interest Category: G1 Railroad #: 16708
HB1984: The Appraised value of \$1,910 in 2023 as compared to \$1,510 in 2018 is a 26.49% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,010 2,010 2,010	0 0 0	1,910 1,910 1,910

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		30 30 30	170 170 170	Lease: 19725 Type: REAL Owner #: 93150 Legal: FISCHER W P TRIVISTA OPERATING AB 323 THOMPSON W RRC #19725  .004167 Royalty Interest Category: G1 Railroad #: 19725	
No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		30 30 30	0 0 0	170 170 170	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		130 130 130	520 520 520	Lease: 21278 Type: REAL Owner #: 93150 Legal: FISCHER GERTRUDE 1&2 TRIVISTA OPERATING AB 323 THOMPSON W RRC #21278  .008333 Royalty Interest Category: G1 Railroad #: 21278	
HB1984: The Appraised value of \$520 in 2023 as compared to \$110 in 2018 is a 372.73% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		130 130 130	0 0 0	520 520 520	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	10 10 10	Lease: 22606 Type: REAL Owner #: 93150 Legal: BLASIG UNIT TEX-LEE OPERATING CO AB 323 THOMPSON W RRC #22606  .000972 Royalty Interest Category: G1 Railroad #: 22606	
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	0 0 0	10 10 10	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	2,180	0	2,610		
ROAD & BRIDGE	2,180	0	2,610		
GIDDINGS ISD	2,180	0	2,610		