

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

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

832-243-9600

LEE BEVERLY J  
PO BOX 1002  
GIDDINGS TX 78942-1002



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: 98196 2177  
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	320	250	Lease: 15238 Type: REAL Owner #: 98196
ROAD & BRIDGE	320	250	Legal: WINTER-HAMILTON UNIT
GIDDINGS ISD	320	250	MAGNOLIA OIL & GAS AB 339 WHITEHURST J H RRC #15238  .005450 Royalty Interest Category: G1 Railroad #: 15238
HB1984: The Appraised value of \$250 in 2023 as compared to \$610 in 2018 is a 59.02% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	320	0	250
ROAD & BRIDGE	320	0	250
GIDDINGS ISD	320	0	250

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 CUMMINGS CREEK		20 20 20 20	Lease: 15540 Type: REAL Owner #: 98196 Legal: KAPPLER-PLACKE UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #15540  .000741 Royalty Interest Category: G1 Railroad #: 15540  HB1984: The Appraised value of \$20 in 2023 as compared to \$40 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 CUMMINGS CREEK	0 0 0 0	0 0 0 0	20 20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	430 430 430	590 590 590	Lease: 15544 Type: REAL Owner #: 98196 Legal: LENOISE UNIT MAGNOLIA OIL & GAS AB 32 BARKER J RRC #15544  .011683 Royalty Interest Category: G1 Railroad #: 15544  HB1984: The Appraised value of \$590 in 2023 as compared to \$2,430 in 2018 is a 75.72% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	430 430 430	0 0 0	590 590 590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	14,470 14,470 14,470 14,470	7,470 7,470 7,470 7,470	Lease: 17227 Type: REAL Owner #: 98196 Legal: LILLIE UNIT MAGNOLIA OIL & GAS AB 339 WHITEHURST J H RRC #17227  .022972 Royalty Interest Category: G1 Railroad #: 17227  HB1984: The Appraised value of \$7,470 in 2023 as compared to \$3,260 in 2018 is a 129.14% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	14,470 14,470 14,470 14,470	0 0 0 0	7,470 7,470 7,470 7,470

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 CUMMINGS CREEK	15,220 15,220 15,220 14,470	0 0 0 0	8,330 8,330 8,330 7,490		