

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

832-243-9600

STUESSY DEAN J & VIRGINIA  
623 PAFFEN RD  
PAIGE TX 78659-5066



**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: 100025 3649

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	3,460 3,460 3,460	5,850 5,850 5,850	Lease: 13626 Type: REAL Owner #: 100025 Legal: MARIE OL UNIT #1 MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #13626  .027853 Royalty Interest Category: G1 Railroad #: 13626
HB1984: The Appraised value of \$5,850 in 2023 as compared to \$2,210 in 2018 is a 164.71% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,460 3,460 3,460	0 0 0	5,850 5,850 5,850

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		2,110	4,610	Lease: 14181 Type: REAL Owner #: 100025 Legal: DEAN EQUIP CO 4 MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #14181  .062500 Royalty Interest Category: G1 Railroad #: 14181
ROAD & BRIDGE		2,110	4,610	
GIDDINGS ISD		2,110	4,610	
HB1984: The Appraised value of \$4,610 in 2023 as compared to \$5,960 in 2018 is a 22.65% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,110	0	4,610
ROAD & BRIDGE		2,110	0	4,610
GIDDINGS ISD		2,110	0	4,610

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	130	Lease: 19679 Type: REAL Owner #: 100025 Legal: CARLESTON TRIVISTA OPERATING AB 51 BARKER J RRC #19679  .007153 Royalty Interest Category: G1 Railroad #: 19679
ROAD & BRIDGE		50	130	
GIDDINGS ISD		50	130	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	130
ROAD & BRIDGE		50	0	130
GIDDINGS ISD		50	0	130

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,250	1,500	Lease: 174194 Type: REAL Owner #: 100025 Legal: GRIMM OL UNIT #1 MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #174194  .002732 Royalty Interest Category: G1 Railroad #: 174194
ROAD & BRIDGE		2,250	1,500	
GIDDINGS ISD		2,250	1,500	
HB1984: The Appraised value of \$1,500 in 2023 as compared to \$270 in 2018 is a 455.56% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,250	0	1,500
ROAD & BRIDGE		2,250	0	1,500
GIDDINGS ISD		2,250	0	1,500

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	7,870	0	12,090	
ROAD & BRIDGE	7,870	0	12,090	
GIDDINGS ISD	7,870	0	12,090	