

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

AU KIN-SING  
STE 101  
633 GOV CARLOFF CAMACHO RD  
TAMUNING, GUAM 96913



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: 97994 115  
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 DIME BOX ISD	310 310 310	1,720 1,720 1,720	Lease: 12395 Type: REAL Owner #: 97994 Legal: MINERVA DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #12395 Agent: 998 .004009 Override Royalty Category: G1 Railroad #: 12395
HB1984: The Appraised value of \$1,720 in 2023 as compared to \$770 in 2018 is a 123.38% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	310 310 310	0 0 0	1,720 1,720 1,720

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](https://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 DIME BOX ISD	110 110 110	80 80 80	Lease: 14028 Type: REAL Owner #: 97994 Legal: GREGORY THEODORE MAGNOLIA OIL & GAS AB 197 LOFTIN G B RRC #14028  .003128 Override Royalty Category: G1 Railroad #: 14028  HB1984: The Appraised value of \$80 in 2023 as compared to \$520 in 2018 is a 84.62% decrease. Agent: 998
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	0 0 0	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,830 2,830 2,830	1,980 1,980 1,980	Lease: 14702 Type: REAL Owner #: 97994 Legal: GAEKE LORETTA UNIT DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #14702  .005597 Override Royalty Category: G1 Railroad #: 14702  HB1984: The Appraised value of \$1,980 in 2023 as compared to \$360 in 2018 is a 450.00% increase. Agent: 998
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,830 2,830 2,830	0 0 0	1,980 1,980 1,980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	80 80 80	Lease: 17770 Type: REAL Owner #: 97994 Legal: PENELOPE #1RE MAGNOLIA OIL & GAS AB 2 BEST H RRC #17770  .001704 Override Royalty Category: G1 Railroad #: 17770  HB1984: The Appraised value of \$80 in 2023 as compared to \$530 in 2018 is a 84.91% decrease. Agent: 998
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	650 650 650	2,350 2,350 2,350	Lease: 21506 Type: REAL Owner #: 97994 Legal: YORK W#1RE MAGNOLIA OIL & GAS AB 148 HODGE W & 149 HINDS TS RRC #21506  .003515 Override Royalty Category: G1 Railroad #: 21506  HB1984: The Appraised value of \$2,350 in 2023 as compared to \$800 in 2018 is a 193.75% increase. Agent: 998
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	650 650 650	0 0 0	2,350 2,350 2,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	470 470 470	650 650 650	Lease: 21593 Type: REAL Owner #: 97994 Legal: NINK-ASCHENBECK UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #21593  .001497 Override Royalty Category: G1 Railroad #: 21593  Agent: 998  HB1984: The Appraised value of \$650 in 2023 as compared to \$430 in 2018 is a 51.16% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	470 470 470	0 0 0	650 650 650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	300 300 300	460 460 460	Lease: 22540 Type: REAL Owner #: 97994 Legal: ELISE UNIT 1 MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22540  .006462 Override Royalty Category: G1 Railroad #: 22540  Agent: 998  HB1984: The Appraised value of \$460 in 2023 as compared to \$500 in 2018 is a 8.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	300 300 300	0 0 0	460 460 460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	10 10 10	Lease: 22908 Type: REAL Owner #: 97994 Legal: HOPPE SELMA MAGNOLIA OIL & GAS AB 2 BEST H RRC #22908  .003100 Override Royalty Category: G1 Railroad #: 22908  Agent: 998  HB1984: The Appraised value of \$10 in 2023 as compared to \$1,590 in 2018 is a 99.37% decrease.
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	4,700	0	7,330		
ROAD & BRIDGE	4,700	0	7,330		
DIME BOX ISD	3,900	0	6,130		
GIDDINGS ISD	800	0	1,200		

