

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

832-243-9600

HARPER DAVID KENT  
5808 PATHFINDER TRL  
PLANO TX 75093-4517



**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: 94375 1497

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	60 60 60	70 70 70	Lease: 12004 Type: REAL Owner #: 94375 Legal: TRIGGER U S OPERATING INC AB 189 LAWRENCE C RRC #12004  .000186 Override Royalty Category: G1 Railroad #: 12004
HB1984: The Appraised value of \$70 in 2023 as compared to \$30 in 2018 is a 133.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	70 70 70

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		180	230	Lease: 18094 Type: REAL Owner #: 94375
ROAD & BRIDGE		180	230	Legal: WARD "N"
GIDDINGS ISD		180	230	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #18094
.001112 Override Royalty Category: G1 Railroad #: 18094				
HB1984: The Appraised value of \$230 in 2023 as compared to \$300 in 2018 is a 23.33% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		180	0	230
ROAD & BRIDGE		180	0	230
GIDDINGS ISD		180	0	230

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	30	Lease: 21506 Type: REAL Owner #: 94375
ROAD & BRIDGE		10	30	Legal: YORK W#1RE
DIME BOX ISD	G	10	30	MAGNOLIA OIL & GAS AB 148 HODGE W & 149 HINDS TS RRC #21506
.000039 Override Royalty Category: G1 Railroad #: 21506				
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$30 in 2023 as compared to \$10 in 2018 is a 200.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	30
ROAD & BRIDGE		10	0	30
DIME BOX ISD		0	30	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			10	Lease: 21751 Type: REAL Owner #: 94375
ROAD & BRIDGE			10	Legal: DOUBLE EAGLE RANCH 'A'
DIME BOX ISD	G		10	MAGNOLIA OIL & GAS AB 313 TAYLOR J B & 302 SORSBY RRC #21751
.000096 Override Royalty Category: G1 Railroad #: 21751				
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	10
ROAD & BRIDGE		0	0	10
DIME BOX ISD		0	10	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G	10 10 10	10 10 10	Lease: 22021 Type: REAL Owner #: 94375 Legal: YORK "A" MAGNOLIA OIL & GAS AB 313 TAYLOR J B RRC #22021  .000044 Override Royalty Category: G1 Railroad #: 22021
Exemptions : G=LESS THAN \$500 MIN INT 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 DIME BOX ISD		10 10 0	0 0 10	10 10 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD			10 10 10	Lease: 22557 Type: REAL Owner #: 94375 Legal: WEISER MAGNOLIA OIL & GAS AB 293 SCOTT S T RRC 274403 22557  .000576 Override Royalty Category: G1 Railroad #: 274403
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		0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		120 120 120	20 20 20	Lease: 121609 Type: REAL Owner #: 94375 Legal: PUNCHARD UNIT #1 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #121609  .001688 Override Royalty Category: G1 Railroad #: 121609
HB1984: The Appraised value of \$20 in 2023 as compared to \$30 in 2018 is a 33.33% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		120 120 120	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		190 190 190	180 180 180	Lease: 720135 Type: REAL Owner #: 94375 Legal: WESTBROOK W#1A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #225323  .001594 Override Royalty Category: G1 Railroad #: 225323
HB1984: The Appraised value of \$180 in 2023 as compared to \$230 in 2018 is a 21.74% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		190 190 190	0 0 0	180 180 180

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	570	0	560		
ROAD & BRIDGE	570	0	560		
GIDDINGS ISD	550	0	510		
DIME BOX ISD	0	50	0		