

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

832-243-9600

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: 107510 1461

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

HANCOCK NICOLE
5227 MADDEN LN
HOUSTON TX 77048



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 G	40 40 40	20 20 20	Lease: 12139 Type: REAL Owner #: 107510 Legal: RUTH ANNE 1RE DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12139 .000057 Royalty Interest Category: G1 Railroad #: 12139
Exemptions : G=LESS THAN \$500 MIN INT 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 DIME BOX ISD	40 40 0	0 0 20	20 20 0

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		190	630	Lease: 16316 Type: REAL Owner #: 107510 Legal: EVA MAE UNIT #3 & #4 DALLAS PETRO GROUP AB 2 BEST H RRC #16316 .000677 Royalty Interest Category: G1 Railroad #: 16316 HB1984: The Appraised value of \$630 in 2023 as compared to \$30 in 2018 is a 2000.00% increase.
ROAD & BRIDGE		190	630	
GIDDINGS ISD		190	630	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		190	0	630
ROAD & BRIDGE		190	0	630
GIDDINGS ISD		190	0	630

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	30	Lease: 23309 Type: REAL Owner #: 107510 Legal: LAUDERDALE JOSIE UNIT MAGNOLIA OIL & GAS AB 2 BEST H RRC #23309 .000058 Royalty Interest Category: G1 Railroad #: 23309 HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.
ROAD & BRIDGE		10	30	
GIDDINGS ISD		10	30	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		10	0	30
ROAD & BRIDGE		10	0	30
GIDDINGS ISD		10	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			20	Lease: 24913 Type: REAL Owner #: 107510 Legal: HANCOCK MOZELLE #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #24913 .001135 Royalty Interest Category: G1 Railroad #: 24913 HB1984: The Appraised value of \$20 in 2023 as compared to \$40 in 2018 is a 50.00% decrease.
ROAD & BRIDGE			20	
GIDDINGS ISD			20	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		0	0	20
ROAD & BRIDGE		0	0	20
GIDDINGS ISD		0	0	20

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	240	0	700	
ROAD & BRIDGE	240	0	700	
DIME BOX ISD	0	20	0	
GIDDINGS ISD	200	0	680	