

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

KNIPPA RUDY&JEANETTE LIV TRUST
%JEANETTE KNIPPA TRUSTEE
3271 FM 1624
LINCOLN TX 78948-6576



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: 201753 2028
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 LEXINGTON ISD	1,810 1,810 420 1,390	1,830 1,830 420 1,410	Lease: 720182 Type: REAL Owner #: 201753 Legal: SCHIMANK UNIT CRESCENT PASS ENERGY AB 12 KINNEY T RRC 26666 DP 779422 .003697 Royalty Interest Category: G1 Railroad #: 26666
HB1984: The Appraised value of \$1,830 in 2023 as compared to \$1,290 in 2018 is a 41.86% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD LEXINGTON ISD	1,810 1,810 420 1,390	0 0 0 0	1,830 1,830 420 1,410

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	120,800 120,800 120,800	131,470 131,470 131,470	Lease: 720183 Type: REAL Owner #: 201753 Legal: STEAHR UNIT W#1H-2H CRESCENT PASS ENERGY AB 16 PRICE J RRC 26662 .027280 Royalty Interest Category: G1 Railroad #: 26662 HB1984: The Appraised value of \$131,470 in 2023 as compared to \$51,530 in 2018 is a 155.13% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120,800 120,800 120,800	0 0 0	131,470 131,470 131,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,070 3,070 3,070	3,740 3,740 3,740	Lease: 720224 Type: REAL Owner #: 201753 Legal: CITATION UNIT 1H CRESCENT PASS ENERGY AB 16 PRICE J RRC 27476 DP 838029 .000877 Royalty Interest Category: G1 Railroad #: 27476 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,070 3,070 3,070	0 0 0	3,740 3,740 3,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,070 6,070 6,070	9,270 9,270 9,270	Lease: 720230 Type: REAL Owner #: 201753 Legal: WAR ADMIRAL UNIT 1H CRESCENT PASS ENERGY AB 16 PRICE J RRC 27515 DP 842092 .004592 Royalty Interest Category: G1 Railroad #: 27515 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,070 6,070 6,070	0 0 0	9,270 9,270 9,270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	300 300 300	390 390 390	Lease: 720236 Type: REAL Owner #: 201753 Legal: SEATTLE SLEW UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27654 DP 843832 .000210 Royalty Interest Category: G1 Railroad #: 27654 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	300 300 300	0 0 0	390 390 390

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	132,050	0	146,700		
ROAD & BRIDGE	132,050	0	146,700		
GIDDINGS ISD	130,660	0	145,290		
LEXINGTON ISD	1,390	0	1,410		

