

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

832-243-9600

MILLER M J TRUSTEE INC
PO BOX 2147
ADDISON TX 75001-2147



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: 118256 2606

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	9,170 9,170 9,170	6,270 6,270 6,270	Lease: 11875 Type: REAL Owner #: 118256 Legal: FALLON 1 DALLAS PETRO GROUP AB 149 HINDS T S RRC #11875 .018750 Override Royalty Category: G1 Railroad #: 11875
HB1984: The Appraised value of \$6,270 in 2023 as compared to \$24,770 in 2018 is a 74.69% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,170 9,170 9,170	0 0 0	6,270 6,270 6,270

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		220	250	Lease: 14380 Type: REAL Owner #: 118256 Legal: DONNA W UNIT 3RE MAGNOLIA OIL & GAS AB 98 ESTES A & 11 HATFIELD BM RRC #14380 LEE 82% WASH 18% .005183 Override Royalty Category: G1 Railroad #: 14380
ROAD & BRIDGE		220	250	
GIDDINGS ISD		220	250	
HB1984: The Appraised value of \$250 in 2023 as compared to \$2,950 in 2018 is a 91.53% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		220	0	250
ROAD & BRIDGE		220	0	250
GIDDINGS ISD		220	0	250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		7,540	7,540	Lease: 14976 Type: REAL Owner #: 118256 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976 .017265 Override Royalty Category: G1 Railroad #: 14976
ROAD & BRIDGE		7,540	7,540	
GIDDINGS ISD		7,540	7,540	
HB1984: The Appraised value of \$7,540 in 2023 as compared to \$3,990 in 2018 is a 88.97% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		7,540	0	7,540
ROAD & BRIDGE		7,540	0	7,540
GIDDINGS ISD		7,540	0	7,540

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,390	11,060	Lease: 23321 Type: REAL Owner #: 118256 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .013703 Override Royalty Category: G1 Railroad #: 23321
ROAD & BRIDGE		6,390	11,060	
DIME BOX ISD		2,560	4,430	
GIDDINGS ISD		3,830	6,630	
HB1984: The Appraised value of \$11,060 in 2023 as compared to \$6,310 in 2018 is a 75.28% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,390	0	11,060
ROAD & BRIDGE		6,390	0	11,060
DIME BOX ISD		2,560	0	4,430
GIDDINGS ISD		3,830	0	6,630

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,020	4,890	Lease: 720189 Type: REAL Owner #: 118256 Legal: WEEKS-LEHMANN UNIT W2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 22266 DP 786023 .003888 Override Royalty Category: G1 Railroad #: 22266
ROAD & BRIDGE		3,020	4,890	
GIDDINGS ISD		3,020	4,890	
HB1984: The Appraised value of \$4,890 in 2023 as compared to \$9,550 in 2018 is a 48.80% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,020	0	4,890
ROAD & BRIDGE		3,020	0	4,890
GIDDINGS ISD		3,020	0	4,890

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	26,340	0	30,010		
ROAD & BRIDGE	26,340	0	30,010		
GIDDINGS ISD	23,780	0	25,580		
DIME BOX ISD	2,560	0	4,430		

