

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

832-243-9600

THOMAS SHEILA
4118 LAUREL WOODS CIRCLE
MISSOURI CITY TX 77459-4646



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:	107290 3745
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	390 390 390	370 370 370	Lease: 11992 Type: REAL Owner #: 107290 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992 .000419 Royalty Interest Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$370 in 2023 as compared to \$300 in 2018 is a 23.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	390 390 390	0 0 0	370 370 370

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	240	Lease: 12039 Type: REAL Owner #: 107290
ROAD & BRIDGE		190	240	Legal: STEIN J #1
DIME BOX ISD		190	240	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039
.000419 Royalty Interest Category: G1 Railroad #: 12039				
HB1984: The Appraised value of \$240 in 2023 as compared to \$160 in 2018 is a 50.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		190	0	240
ROAD & BRIDGE		190	0	240
DIME BOX ISD		190	0	240

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	10	Lease: 14513 Type: REAL Owner #: 107290
ROAD & BRIDGE		10	10	Legal: J E T 1RE/2RE
GIDDINGS ISD	G	10	10	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513
.000074 Royalty Interest Category: G1 Railroad #: 14513				
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$30 in 2018 is a 66.67% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	10
ROAD & BRIDGE		10	0	10
GIDDINGS ISD		0	10	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		320	270	Lease: 20743 Type: REAL Owner #: 107290
ROAD & BRIDGE		320	270	Legal: TWO FINGERS UT #2RE
DIME BOX ISD		160	140	MAGNOLIA OIL & GAS
GIDDINGS ISD	G	160	140	AB 98 ESTES A RRC #20743
.000651 Royalty Interest Category: G1 Railroad #: 20743				
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$270 in 2023 as compared to \$350 in 2018 is a 22.86% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		320	0	270
ROAD & BRIDGE		320	0	270
DIME BOX ISD		160	0	140
GIDDINGS ISD		0	140	0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	90 90 90	Lease: 22200 Type: REAL Owner #: 107290 Legal: BOWERS MAGNOLIA OIL & GAS AB 152 HALL E H RRC #22200 .001464 Royalty Interest Category: G1 Railroad #: 22200 HB1984: The Appraised value of \$90 in 2023 as compared to \$70 in 2018 is a 28.57% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	0 0 0	90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD G	160 160 90 70	290 290 170 120	Lease: 105504 Type: REAL Owner #: 107290 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504 .001158 Royalty Interest Category: G1 Railroad #: 105504 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$290 in 2023 as compared to \$250 in 2018 is a 16.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	160 160 90 0	0 0 0 120	290 290 170 0

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,120 1,120 880 0	0 0 0 270	1,270 1,270 1,010 0

