

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

832-243-9600

ROWE MARY CLAIRE SHANNON
5402 CARMEL CT
TYLER TX 75703-3741



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: 202493 3198

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	240 240 240	260 260 260	Lease: 11863 Type: REAL Owner #: 202493 Legal: KUEHN-CARPENTER MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #11863 .006100 Royalty Interest Category: G1 Railroad #: 11863
HB1984: The Appraised value of \$260 in 2023 as compared to \$70 in 2018 is a 271.43% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	0 0 0	260 260 260

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		380 380 380	420 420 420	Lease: 12296 Type: REAL Owner #: 202493 Legal: DUBE UNIT 3 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #12296 .003624 Royalty Interest Category: G1 Railroad #: 12296 HB1984: The Appraised value of \$420 in 2023 as compared to \$260 in 2018 is a 61.54% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	380 380 380	0 0 0	420 420 420	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		200 200 200	540 540 540	Lease: 20708 Type: REAL Owner #: 202493 Legal: DUBE #1 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #20708 .006395 Royalty Interest Category: G1 Railroad #: 20708 HB1984: The Appraised value of \$540 in 2023 as compared to \$400 in 2018 is a 35.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	0 0 0	540 540 540	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD			10 10 10	Lease: 22106 Type: REAL Owner #: 202493 Legal: NAILS CREEK MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #22106 .001898 Royalty Interest Category: G1 Railroad #: 22106 HB1984: The Appraised value of \$10 in 2023 as compared to \$220 in 2018 is a 95.45% decrease.
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	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	820	0	1,230	
ROAD & BRIDGE	820	0	1,230	
GIDDINGS ISD	820	0	1,230	