

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

832-243-9600

BUTTERWORTH DEVONA HANDRICK  
107 REGINA COURT  
THORNDALE TX 76577



**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: 96155 543

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	1,080 1,080 1,080	1,810 1,810 1,810	Lease: 20151 Type: REAL Owner #: 96155 Legal: SCHULZE LEEXUS OIL LLC AB 140 GIBSON W RRC #20151  .010810 Royalty Interest Category: G1 Railroad #: 20151
HB1984: The Appraised value of \$1,810 in 2023 as compared to \$1,270 in 2018 is a 42.52% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,080 1,080 1,080	0 0 0	1,810 1,810 1,810

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](http://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		540	480	Lease: 22442 Type: REAL Owner #: 96155
ROAD & BRIDGE		540	480	Legal: SCHULZE UNIT 1H
GIDDINGS ISD		540	480	MAGNOLIA OIL & GAS AB 140 GIBSON W RRC #22442
.002463 Royalty Interest Category: G1 Railroad #: 22442				
HB1984: The Appraised value of \$480 in 2023 as compared to \$600 in 2018 is a 20.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		540	0	480
ROAD & BRIDGE		540	0	480
GIDDINGS ISD		540	0	480

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,400	3,650	Lease: 22486 Type: REAL Owner #: 96155
ROAD & BRIDGE		4,400	3,650	Legal: TATE UNIT
GIDDINGS ISD		4,400	3,650	MAGNOLIA OIL & GAS AB 284 SNEED J H RRC #22486
.007546 Royalty Interest Category: G1 Railroad #: 22486				
HB1984: The Appraised value of \$3,650 in 2023 as compared to \$5,440 in 2018 is a 32.90% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,400	0	3,650
ROAD & BRIDGE		4,400	0	3,650
GIDDINGS ISD		4,400	0	3,650

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		640	1,130	Lease: 720159 Type: REAL Owner #: 96155
ROAD & BRIDGE		640	1,130	Legal: TRAPPER UNIT 13A
GIDDINGS ISD		640	1,130	TRIVISTA OPERATING AB 140 GIBSON W RRC 26298
.004510 Royalty Interest Category: G1 Railroad #: 26298				
HB1984: The Appraised value of \$1,130 in 2023 as compared to \$1,330 in 2018 is a 15.04% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		640	0	1,130
ROAD & BRIDGE		640	0	1,130
GIDDINGS ISD		640	0	1,130

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,670	1,110	Lease: 720165 Type: REAL Owner #: 96155
ROAD & BRIDGE		1,670	1,110	Legal: TRAPPER UNIT 11A
GIDDINGS ISD		1,670	1,110	MAGNOLIA OIL & GAS AB 284 SNEED J H RRC 26437 DP 761223
.005913 Royalty Interest Category: G1 Railroad #: 26437				
HB1984: The Appraised value of \$1,110 in 2023 as compared to \$1,730 in 2018 is a 35.84% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,670	0	1,110
ROAD & BRIDGE		1,670	0	1,110
GIDDINGS ISD		1,670	0	1,110

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	8,330	0	8,180		
ROAD & BRIDGE	8,330	0	8,180		
GIDDINGS ISD	8,330	0	8,180		

