

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

STEVENS THOMAS G
7301 HIGHWAY 290 E
CHAPPELL HILL TX 77426-6275



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: 99980 3605
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	1,060 1,060 1,060	770 770 770	Lease: 16 Type: REAL Owner #: 99980 Legal: SACKS SYLVIA UNIT W#5 MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800 .003125 Override Royalty Category: G1 Railroad #: 20800
HB1984: The Appraised value of \$770 in 2023 as compared to \$2,240 in 2018 is a 65.63% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,060 1,060 1,060	0 0 0	770 770 770

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 DIME BOX ISD	4,210 4,210 4,210	3,950 3,950 3,950	Lease: 11992 Type: REAL Owner #: 99980 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992 .004529 Override Royalty Category: G1 Railroad #: 11992 HB1984: The Appraised value of \$3,950 in 2023 as compared to \$3,260 in 2018 is a 21.17% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,210 4,210 4,210	0 0 0	3,950 3,950 3,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	350 350 350	590 590 590	Lease: 13626 Type: REAL Owner #: 99980 Legal: MARIE OL UNIT #1 MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #13626 .002812 Override Royalty Category: G1 Railroad #: 13626 HB1984: The Appraised value of \$590 in 2023 as compared to \$220 in 2018 is a 168.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	350 350 350	0 0 0	590 590 590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	960 960 960	3,250 3,250 3,250	Lease: 16316 Type: REAL Owner #: 99980 Legal: EVA MAE UNIT #3 & #4 DALLAS PETRO GROUP AB 2 BEST H RRC #16316 .003514 Override Royalty Category: G1 Railroad #: 16316 HB1984: The Appraised value of \$3,250 in 2023 as compared to \$150 in 2018 is a 2066.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	960 960 960	0 0 0	3,250 3,250 3,250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	710 710 710	Lease: 17030 Type: REAL Owner #: 99980 Legal: OLGA DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #17030 .002458 Override Royalty Category: G1 Railroad #: 17030 HB1984: The Appraised value of \$710 in 2023 as compared to \$20 in 2018 is a 3450.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	0 0 0	710 710 710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	710 710 360 360	600 600 300 300	Lease: 20743 Type: REAL Owner #: 99980 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743 .001445 Override Royalty Category: G1 Railroad #: 20743 HB1984: The Appraised value of \$600 in 2023 as compared to \$780 in 2018 is a 23.08% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	710 710 360 360	0 0 0 0	600 600 300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,200 2,200 2,200	2,950 2,950 2,950	Lease: 22315 Type: REAL Owner #: 99980 Legal: DROEMER H UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22315 .004396 Override Royalty Category: G1 Railroad #: 22315 HB1984: The Appraised value of \$2,950 in 2023 as compared to \$2,470 in 2018 is a 19.43% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,200 2,200 2,200	0 0 0	2,950 2,950 2,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	390 390 390	50 50 50	Lease: 22464 Type: REAL Owner #: 99980 Legal: AIRPORT UNIT MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #22464 .002177 Override Royalty Category: G1 Railroad #: 22464 HB1984: The Appraised value of \$50 in 2023 as compared to \$550 in 2018 is a 90.91% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	390 390 390	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	510 510 510	460 460 460	Lease: 22500 Type: REAL Owner #: 99980 Legal: DOCKERY OL UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500 .003037 Override Royalty Category: G1 Railroad #: 22500 HB1984: The Appraised value of \$460 in 2023 as compared to \$300 in 2018 is a 53.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	510 510 510	0 0 0	460 460 460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	260 260 260	Lease: 148761 Type: REAL Owner #: 99980 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761 .008988 Override Royalty Category: G1 Railroad #: 148761 HB1984: The Appraised value of \$260 in 2023 as compared to \$350 in 2018 is a 25.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	0 0 0	260 260 260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,460 3,460 3,460	3,840 3,840 3,840	Lease: 158022 Type: REAL Owner #: 99980 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022 .005911 Override Royalty Category: G1 Railroad #: 158022 HB1984: The Appraised value of \$3,840 in 2023 as compared to \$2,290 in 2018 is a 67.69% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,460 3,460 3,460	0 0 0	3,840 3,840 3,840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,250 3,250 3,250	2,160 2,160 2,160	Lease: 174194 Type: REAL Owner #: 99980 Legal: GRIMM OL UNIT #1 MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #174194 .003942 Override Royalty Category: G1 Railroad #: 174194 HB1984: The Appraised value of \$2,160 in 2023 as compared to \$400 in 2018 is a 440.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,250 3,250 3,250	0 0 0	2,160 2,160 2,160

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	17,310	0	19,590		
ROAD & BRIDGE	17,310	0	19,590		
GIDDINGS ISD	12,680	0	14,630		
DIME BOX ISD	4,640	0	4,960		