

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

BENINATI YVONNE F
1119 FRICK LN
PITTSBURG PA 15217



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: 94195 266
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	11,530	8,360	Lease: 15 Type: REAL Owner #: 94195
ROAD & BRIDGE	11,530	8,360	Legal: SACKS SYLVIA UNIT W#4RE
GIDDINGS ISD	11,530	8,360	MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800 .018059 Royalty Interest Category: G1 Railroad #: 20800
HB1984: The Appraised value of \$8,360 in 2023 as compared to \$6,100 in 2018 is a 37.05% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	11,530	0	8,360
ROAD & BRIDGE	11,530	0	8,360
GIDDINGS ISD	11,530	0	8,360

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	9,390 9,390 9,390	6,810 6,810 6,810	Lease: 16 Type: REAL Owner #: 94195 Legal: SACKS SYLVIA UNIT W#5 MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800 .027778 Royalty Interest Category: G1 Railroad #: 20800 HB1984: The Appraised value of \$6,810 in 2023 as compared to \$19,940 in 2018 is a 65.85% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,390 9,390 9,390	0 0 0	6,810 6,810 6,810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	13,590 13,590 13,590	9,290 9,290 9,290	Lease: 11875 Type: REAL Owner #: 94195 Legal: FALLON 1 DALLAS PETRO GROUP AB 149 HINDS T S RRC #11875 .027778 Royalty Interest Category: G1 Railroad #: 11875 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	13,590 13,590 13,590	0 0 0	9,290 9,290 9,290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,650 7,650 7,650	5,550 5,550 5,550	Lease: 20800 Type: REAL Owner #: 94195 Legal: SACKS SYLVIA UNIT W#3 MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT #9920800 .027777 Royalty Interest Category: G1 Railroad #: 20800 HB1984: The Appraised value of \$5,550 in 2023 as compared to \$9,780 in 2018 is a 43.25% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,650 7,650 7,650	0 0 0	5,550 5,550 5,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,780 1,780 1,780	1,870 1,870 1,870	Lease: 21099 Type: REAL Owner #: 94195 Legal: SACKS SYLVIA #2A MAGNOLIA OIL & GAS AB 149 HINDS T S RRC #21099 .027778 Royalty Interest Category: G1 Railroad #: 21099 HB1984: The Appraised value of \$1,870 in 2023 as compared to \$6,820 in 2018 is a 72.58% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,780 1,780 1,780	0 0 0	1,870 1,870 1,870

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD	45,010 45,010 18,000 27,000	51,060 51,060 20,420 30,640	Lease: 720205 Type: REAL Owner #: 94195 Legal: LAWN MOWER UNIT 1H-3H APACHE CORPORATION AB 149 HINDS T S RRC 27053 DP 795317/19/20 .010141 Royalty Interest Category: G1 Railroad #: 27053 HB1984: The Appraised value of \$51,060 in 2023 as compared to \$31,250 in 2018 is a 63.39% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD	45,010 45,010 18,000 27,000	0 0 0 0	51,060 51,060 20,420 30,640

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 GIDDINGS ISD DIME BOX ISD	88,950 88,950 61,940 27,000	0 0 0 0	82,940 82,940 52,300 30,640

