

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

832-243-9600

HANNES CALVIN
1242 COUNTY ROAD 205
GIDDINGS TX 78942-4637



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: 97346 1471

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	6,480 6,480 6,480	7,860 7,860 7,860	Lease: 22151 Type: REAL Owner #: 97346 Legal: HANNES-WERNECKE UNIT MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #22151 .036711 Royalty Interest Category: G1 Railroad #: 22151
HB1984: The Appraised value of \$7,860 in 2023 as compared to \$6,200 in 2018 is a 26.77% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,480 6,480 6,480	0 0 0	7,860 7,860 7,860

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		400	510	Lease: 22343 Type: REAL Owner #: 97346 Legal: SNOWDEN UNIT MAGNOLIA OIL & GAS AB 248 NORCROSS W RRC #22343 .010534 Royalty Interest Category: G1 Railroad #: 22343
ROAD & BRIDGE		400	510	
GIDDINGS ISD		400	510	
HB1984: The Appraised value of \$510 in 2023 as compared to \$3,680 in 2018 is a 86.14% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		400	0	510
ROAD & BRIDGE		400	0	510
GIDDINGS ISD		400	0	510

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,020	3,920	Lease: 22443 Type: REAL Owner #: 97346 Legal: LUCILLE UNIT 1 MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22443 .009501 Royalty Interest Category: G1 Railroad #: 22443
ROAD & BRIDGE		2,020	3,920	
GIDDINGS ISD		2,020	3,920	
HB1984: The Appraised value of \$3,920 in 2023 as compared to \$3,450 in 2018 is a 13.62% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,020	0	3,920
ROAD & BRIDGE		2,020	0	3,920
GIDDINGS ISD		2,020	0	3,920

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		500	470	Lease: 22457 Type: REAL Owner #: 97346 Legal: BAMSCH O L MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22457 .018348 Royalty Interest Category: G1 Railroad #: 22457
ROAD & BRIDGE		500	470	
GIDDINGS ISD		500	470	
HB1984: The Appraised value of \$470 in 2023 as compared to \$1,140 in 2018 is a 58.77% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		500	0	470
ROAD & BRIDGE		500	0	470
GIDDINGS ISD		500	0	470

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,350	590	Lease: 22464 Type: REAL Owner #: 97346 Legal: AIRPORT UNIT MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #22464 .024189 Royalty Interest Category: G1 Railroad #: 22464
ROAD & BRIDGE		4,350	590	
GIDDINGS ISD		4,350	590	
HB1984: The Appraised value of \$590 in 2023 as compared to \$6,110 in 2018 is a 90.34% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,350	0	590
ROAD & BRIDGE		4,350	0	590
GIDDINGS ISD		4,350	0	590

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,730 4,730 4,730	2,960 2,960 2,960	2,960 2,960 2,960	Lease: 22512 Type: REAL Owner #: 97346 Legal: FISCHER UNIT MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #22512 .017082 Royalty Interest Category: G1 Railroad #: 22512
HB1984: The Appraised value of \$2,960 in 2023 as compared to \$5,620 in 2018 is a 47.33% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,730 4,730 4,730	0 0 0	2,960 2,960 2,960	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	360 360 360	950 950 950	950 950 950	Lease: 24234 Type: REAL Owner #: 97346 Legal: MOERBE 1RE MAGNOLIA OIL & GAS AB 284 SNEED J H & 83 DELAPLA RRC #24234 .010897 Royalty Interest Category: G1 Railroad #: 24234
HB1984: The Appraised value of \$950 in 2023 as compared to \$1,120 in 2018 is a 15.18% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	360 360 360	0 0 0	950 950 950	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,960 9,960 9,960	12,970 12,970 12,970	12,970 12,970 12,970	Lease: 720187 Type: REAL Owner #: 97346 Legal: TRAPPER UNIT 15A MAGNOLIA OIL & GAS AB 71 CHANEY C RRC 26545 .063241 Royalty Interest Category: G1 Railroad #: 26545
HB1984: The Appraised value of \$12,970 in 2023 as compared to \$16,470 in 2018 is a 21.25% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,960 9,960 9,960	0 0 0	12,970 12,970 12,970	

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	28,800 28,800 28,800	0 0 0	30,230 30,230 30,230	

