

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

832-243-9600

MAASS STEVEN RAY
1075 PRIVATE ROAD 1331
GIDDINGS TX 78942-2947



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: 95119 2340

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	1,730 1,730 1,730	1,540 1,540 1,540	Lease: 11649 Type: REAL Owner #: 95119 Legal: DAVIS MOLLIE CARMAN UN ##2RE U S OPERATING INC AB 20 VARELMAN J D RRC #11649 UNIT 9911649 .003557 Royalty Interest Category: G1 Railroad #: 11649
HB1984: The Appraised value of \$1,540 in 2023 as compared to \$530 in 2018 is a 190.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,730 1,730 1,730	0 0 0	1,540 1,540 1,540

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			350 350 350	Lease: 14019 Type: REAL Owner #: 95119 Legal: SYNATSCHT UNIT HARBOR RESOURCES LLC AB 20 VARELMAN J D RRC #14019 .007396 Royalty Interest Category: G1 Railroad #: 14019 HB1984: The Appraised value of \$350 in 2023 as compared to \$1,160 in 2018 is a 69.83% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	0	0	350	
ROAD & BRIDGE	0	0	350	
GIDDINGS ISD	0	0	350	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		7,540 7,540 7,540	11,010 11,010 11,010	Lease: 19763 Type: REAL Owner #: 95119 Legal: BEN UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #19763 .025721 Royalty Interest Category: G1 Railroad #: 19763 HB1984: The Appraised value of \$11,010 in 2023 as compared to \$6,720 in 2018 is a 63.84% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	7,540	0	11,010	
ROAD & BRIDGE	7,540	0	11,010	
GIDDINGS ISD	7,540	0	11,010	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		1,450 1,450 1,450	1,320 1,320 1,320	Lease: 20834 Type: REAL Owner #: 95119 Legal: HARDEMAN UNIT HARBOR RESOURCES LLC AB 20 VARELMAN J D RRC #20834 .006565 Royalty Interest Category: G1 Railroad #: 20834 HB1984: The Appraised value of \$1,320 in 2023 as compared to \$1,630 in 2018 is a 19.02% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,450	0	1,320	
ROAD & BRIDGE	1,450	0	1,320	
GIDDINGS ISD	1,450	0	1,320	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	10,720	0	14,220	
ROAD & BRIDGE	10,720	0	14,220	
GIDDINGS ISD	10,720	0	14,220	