

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

PIERATT NO 1 LLC
PO BOX 1329
GIDDINGS TX 78942-2229



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: 93218 2965
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 DIME BOX ISD	86,200 86,200 86,200	99,280 99,280 99,280	Lease: 13659 Type: REAL Owner #: 93218 Legal: SELMA 1RE U S OPERATING INC AB 81 DOBBINS J RRC #13659 .068430 Royalty Interest Category: G1 Railroad #: 13659
HB1984: The Appraised value of \$99,280 in 2023 as compared to \$87,640 in 2018 is a 13.28% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	86,200 86,200 86,200	0 0 0	99,280 99,280 99,280

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 GIDDINGS ISD	8,450 8,450 6,760 1,690	13,670 13,670 10,940 2,730	Lease: 16158 Type: REAL Owner #: 93218 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158 .014522 Royalty Interest Category: G1 Railroad #: 16158 HB1984: The Appraised value of \$13,670 in 2023 as compared to \$10,950 in 2018 is a 24.84% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	8,450 8,450 6,760 1,690	0 0 0 0	13,670 13,670 10,940 2,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,650 3,650 3,650	4,730 4,730 4,730	Lease: 18094 Type: REAL Owner #: 93218 Legal: WARD "N" MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #18094 .023224 Royalty Interest Category: G1 Railroad #: 18094 HB1984: The Appraised value of \$4,730 in 2023 as compared to \$6,340 in 2018 is a 25.39% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,650 3,650 3,650	0 0 0	4,730 4,730 4,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,330 5,330 5,330	11,210 11,210 11,210	Lease: 18731 Type: REAL Owner #: 93218 Legal: LEITKO UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #18731 .045105 Royalty Interest Category: G1 Railroad #: 18731 HB1984: The Appraised value of \$11,210 in 2023 as compared to \$20,870 in 2018 is a 46.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,330 5,330 5,330	0 0 0	11,210 11,210 11,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,850 3,850 3,850	14,850 14,850 14,850	Lease: 19745 Type: REAL Owner #: 93218 Legal: VICKI -1A- U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL .039143 Royalty Interest Category: G1 Railroad #: 19745 HB1984: The Appraised value of \$14,850 in 2023 as compared to \$29,520 in 2018 is a 49.70% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,850 3,850 3,850	0 0 0	14,850 14,850 14,850

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	107,480	0	143,740		
ROAD & BRIDGE	107,480	0	143,740		
DIME BOX ISD	92,960	0	110,220		
GIDDINGS ISD	14,520	0	33,520		

