

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

832-243-9600

**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: 108666 1418

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

GRUETZNER JAMES MARK  
23605 STUEBNER DR  
TOMBALL TX 77375-5072



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 GIDDINGS CITY G	40 40 40 40	40 40 40 40	Lease: 21075 Type: REAL Owner #: 108666 Legal: SIMPSON MAGNOLIA OIL & GAS AB 267 REID S H RRC #21075  .000048 Royalty Interest Category: G1 Railroad #: 21075
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	40 40 40 0	0 0 0 40	40 40 40 0

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](http://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		6,530	6,240	Lease: 720157 Type: REAL Owner #: 108666
ROAD & BRIDGE		6,530	6,240	Legal: EIGHT BALL UNIT 2H
GIDDINGS ISD		6,530	6,240	CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26986 10516
.001650 Royalty Interest Category: G1 Railroad #: 26986				
HB1984: The Appraised value of \$6,240 in 2023 as compared to \$1,050 in 2018 is a 494.29% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	6,530	0	6,240	
ROAD & BRIDGE	6,530	0	6,240	
GIDDINGS ISD	6,530	0	6,240	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		640	850	Lease: 720167 Type: REAL Owner #: 108666
ROAD & BRIDGE		640	850	Legal: EIGHT BALL UNIT W3TH
GIDDINGS ISD		640	850	CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26395 DP 766711
.001650 Royalty Interest Category: G1 Railroad #: 26395				
HB1984: The Appraised value of \$850 in 2023 as compared to \$430 in 2018 is a 97.67% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	640	0	850	
ROAD & BRIDGE	640	0	850	
GIDDINGS ISD	640	0	850	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		52,110	45,230	Lease: 720180 Type: REAL Owner #: 108666
ROAD & BRIDGE		52,110	45,230	Legal: MCCOWAN UNIT W#1H-2H
GIDDINGS ISD		52,110	45,230	CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26661
.012869 Royalty Interest Category: G1 Railroad #: 26661				
HB1984: The Appraised value of \$45,230 in 2023 as compared to \$2,420 in 2018 is a 1769.01% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	52,110	0	45,230	
ROAD & BRIDGE	52,110	0	45,230	
GIDDINGS ISD	52,110	0	45,230	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	59,320	0	52,360	
ROAD & BRIDGE	59,320	0	52,360	
GIDDINGS ISD	59,320	0	52,360	
GIDDINGS CITY	0	40	0	