

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

832-243-9600

ETHRIDGE BERTHA MARIE  
4106 WINDFREE DR  
COLLEGE STATION TX 77845-9316



**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: 201219 1073

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	2,690 2,690 2,690	2,570 2,570 2,570	Lease: 720157 Type: REAL Owner #: 201219 Legal: EIGHT BALL UNIT 2H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26986 10516  .000680 Royalty Interest Category: G1 Railroad #: 26986
HB1984: The Appraised value of \$2,570 in 2023 as compared to \$430 in 2018 is a 497.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,690 2,690 2,690	0 0 0	2,570 2,570 2,570

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		270	350	Lease: 720167 Type: REAL Owner #: 201219 Legal: EIGHT BALL UNIT W3TH CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26395 DP 766711  .000680 Royalty Interest Category: G1 Railroad #: 26395
ROAD & BRIDGE		270	350	
GIDDINGS ISD		270	350	
HB1984: The Appraised value of \$350 in 2023 as compared to \$180 in 2018 is a 94.44% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		270	0	350
ROAD & BRIDGE		270	0	350
GIDDINGS ISD		270	0	350

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		310	270	Lease: 720180 Type: REAL Owner #: 201219 Legal: MCCOWAN UNIT W#1H-2H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26661  .000076 Royalty Interest Category: G1 Railroad #: 26661
ROAD & BRIDGE		310	270	
GIDDINGS ISD		310	270	
HB1984: The Appraised value of \$270 in 2023 as compared to \$10 in 2018 is a 2600.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		310	0	270
ROAD & BRIDGE		310	0	270
GIDDINGS ISD		310	0	270

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	3,270	0	3,190	
ROAD & BRIDGE	3,270	0	3,190	
GIDDINGS ISD	3,270	0	3,190	