

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: 118365 2976

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

PLACKE RUTH A
849 ACORN ST
GIDDINGS TX 78942-4441



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 CUMMINGS CREEK	20 20 20 20	450 450 450 450	Lease: 15540 Type: REAL Owner #: 118365 Legal: KAPPLER-PLACKE UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #15540 .018004 Royalty Interest Category: G1 Railroad #: 15540
HB1984: The Appraised value of \$450 in 2023 as compared to \$920 in 2018 is a 51.09% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	20 20 20 20	0 0 0 0	450 450 450 450

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	31,480	34,680	Lease: 22026 Type: REAL Owner #: 118365
ROAD & BRIDGE	31,480	34,680	Legal: FISCHER-PLACKE UNIT
GIDDINGS ISD	31,480	34,680	MAGNOLIA OIL & GAS
CUMMINGS CREEK	31,480	34,680	AB 350 WINFORD W RRC #22026
.032686 Royalty Interest Category: G1 Railroad #: 22026			
HB1984: The Appraised value of \$34,680 in 2023 as compared to \$4,850 in 2018 is a 615.05% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	31,480	0	34,680
ROAD & BRIDGE	31,480	0	34,680
GIDDINGS ISD	31,480	0	34,680
CUMMINGS CREEK	31,480	0	34,680

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	31,500	0	35,130
ROAD & BRIDGE	31,500	0	35,130
GIDDINGS ISD	31,500	0	35,130
CUMMINGS CREEK	31,500	0	35,130