

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

SWARTWOUT DOROTHY ANN  
5937 SCOTTSDALE LN  
FORT WORTH TX 76179-2123



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:	100041 3671
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	1,190	1,460	Lease: 11314 Type: REAL Owner #: 100041
ROAD & BRIDGE	1,190	1,460	Legal: M & K #1RE
GIDDINGS ISD	1,190	1,460	MAGNOLIA OIL & GAS
GIDDINGS CITY	1,190	1,460	AB 32 BARKER J
			RRC #11314
			.001772 Royalty Interest
			Category: G1
			Railroad #: 11314
HB1984: The Appraised value of \$1,460 in 2023 as compared to \$1,050 in 2018 is a 39.05% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	1,190	0	1,460
ROAD & BRIDGE	1,190	0	1,460
GIDDINGS ISD	1,190	0	1,460
GIDDINGS CITY	1,190	0	1,460

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	10,890 10,890 10,890	8,790 8,790 8,790	Lease: 16123 Type: REAL Owner #: 100041 Legal: SIMMANG DOROTHY ETAL W2 EVEREST RESOURCE CO AB 197 LOFTIN GEO B RRC #16123  .033334 Royalty Interest Category: G1 Railroad #: 16123  HB1984: The Appraised value of \$8,790 in 2023 as compared to \$3,680 in 2018 is a 138.86% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10,890 10,890 10,890	0 0 0	8,790 8,790 8,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	250 250 250	2,300 2,300 2,300	Lease: 19210 Type: REAL Owner #: 100041 Legal: LEACHMAN "F" 12 ADS OIL & GAS INC AB 107 FURNASH J RRC #19210  .021093 Royalty Interest Category: G1 Railroad #: 19210  HB1984: The Appraised value of \$2,300 in 2023 as compared to \$2,330 in 2018 is a 1.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	250 250 250	0 0 0	2,300 2,300 2,300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,520 1,520 1,520	5,850 5,850 5,850	Lease: 19745 Type: REAL Owner #: 100041 Legal: VICKI -1A- U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL  .015417 Royalty Interest Category: G1 Railroad #: 19745  HB1984: The Appraised value of \$5,850 in 2023 as compared to \$11,630 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	1,520 1,520 1,520	0 0 0	5,850 5,850 5,850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	440 440 440	430 430 430	Lease: 103617 Type: REAL Owner #: 100041 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000526 Royalty Interest Category: G1 Railroad #: 103617  HB1984: The Appraised value of \$430 in 2023 as compared to \$210 in 2018 is a 104.76% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	440 440 440	0 0 0	430 430 430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,510 2,510 2,510	2,030 2,030 2,030	Lease: 720202 Type: REAL Owner #: 100041 Legal: SIMMANG DOROTHY ETAL W3 EVEREST RESOURCE CO AB 197 LOFTIN GEO B RRC 16123  .033333 Royalty Interest Category: G1 Railroad #: 16123  HB1984: The Appraised value of \$2,030 in 2023 as compared to \$3,080 in 2018 is a 34.09% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,510 2,510 2,510	0 0 0	2,030 2,030 2,030

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	16,800	0	20,860		
ROAD & BRIDGE	16,800	0	20,860		
GIDDINGS ISD	3,150	0	7,740		
GIDDINGS CITY	1,190	0	1,460		
DIME BOX ISD	13,400	0	10,820		
LEXINGTON ISD	250	0	2,300		

