

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

832-243-9600

KRCHNAK JAMES & SYLVIA
214 WOODLAND AVE
GIDDINGS TX 78942-3622



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: 98086 2076

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	320	1,180	Lease: 11747 Type: REAL Owner #: 98086 Legal: FOX UNIT MAGNOLIA OIL & GAS AB 32 BARKER J RRC #11747 .005897 Royalty Interest Category: G1 Railroad #: 11747
ROAD & BRIDGE	320	1,180	
GIDDINGS ISD	320	1,180	
GIDDINGS CITY	320	1,180	
HB1984: The Appraised value of \$1,180 in 2023 as compared to \$2,370 in 2018 is a 50.21% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	320	0	1,180
ROAD & BRIDGE	320	0	1,180
GIDDINGS ISD	320	0	1,180
GIDDINGS CITY	320	0	1,180

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	600 600 600	210 210 210	Lease: 11953 Type: REAL Owner #: 98086 Legal: AVERILLE DALLAS PETRO GROUP AB 149 HINDS T S RRC #11953 .023436 Royalty Interest Category: G1 Railroad #: 11953
HB1984: The Appraised value of \$210 in 2023 as compared to \$2,640 in 2018 is a 92.05% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	600 600 600	0 0 0	210 210 210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	7,670 7,670 5,290 2,380	9,420 9,420 6,500 2,920	Lease: 20614 Type: REAL Owner #: 98086 Legal: SCHULTZ CHARLES 3RE & 5 MAGNOLIA OIL & GAS AB 149 HINDS T S RRC #20614 .010054 Royalty Interest Category: G1 Railroad #: 20614
HB1984: The Appraised value of \$9,420 in 2023 as compared to \$4,580 in 2018 is a 105.68% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	7,670 7,670 5,290 2,380	0 0 0 0	9,420 9,420 6,500 2,920

Total of all Above Parcels			
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY DIME BOX ISD	8,590 8,590 2,700 320 5,890	0 0 0 0 0	10,810 10,810 4,100 1,180 6,710