

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

832-243-9600

BEISERT OSCAR DEAN
12232 ANDERSON RD
WILLIS TX 77318-5506



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: 200972 254

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	470 470 470	650 650 650	Lease: 16728 Type: REAL Owner #: 200972 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728 .003393 Royalty Interest Category: G1 Railroad #: 16728
HB1984: The Appraised value of \$650 in 2023 as compared to \$560 in 2018 is a 16.07% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	470 470 470	0 0 0	650 650 650

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		70	290	Lease: 17468 Type: REAL Owner #: 200972 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .002919 Royalty Interest Category: G1 Railroad #: 17468 HB1984: The Appraised value of \$290 in 2023 as compared to \$220 in 2018 is a 31.82% increase.
ROAD & BRIDGE		70	290	
GIDDINGS ISD		70	290	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		70	0	290
ROAD & BRIDGE		70	0	290
GIDDINGS ISD		70	0	290

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,780	2,370	Lease: 23160 Type: REAL Owner #: 200972 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBURN J A & 207 MA RRC #23160 .003182 Royalty Interest Category: G1 Railroad #: 23160 HB1984: The Appraised value of \$2,370 in 2023 as compared to \$2,000 in 2018 is a 18.50% increase.
ROAD & BRIDGE		1,780	2,370	
DIME BOX ISD		590	780	
GIDDINGS ISD		1,190	1,590	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,780	0	2,370
ROAD & BRIDGE		1,780	0	2,370
DIME BOX ISD		590	0	780
GIDDINGS ISD		1,190	0	1,590

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	210	Lease: 83135 Type: REAL Owner #: 200972 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135 .002918 Royalty Interest Category: G1 Railroad #: 83135 HB1984: The Appraised value of \$210 in 2023 as compared to \$70 in 2018 is a 200.00% increase.
ROAD & BRIDGE		60	210	
GIDDINGS ISD		60	210	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		60	0	210
ROAD & BRIDGE		60	0	210
GIDDINGS ISD		60	0	210

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	2,380	0	3,520	
ROAD & BRIDGE	2,380	0	3,520	
GIDDINGS ISD	1,790	0	2,740	
DIME BOX ISD	590	0	780	