

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

S & K INVESTMENTS  
2043 STATE HIGHWAY 159  
LA GRANGE TX 78945-4336



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:	95039 3219
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	20	40	Lease: 12585 Type: REAL Owner #: 95039
ROAD & BRIDGE	20	40	Legal: KING R
GIDDINGS ISD	20	40	LEEEXUS OIL LLC AB 123 FREEMAN T RRC #12585
HB1984: The Appraised value of \$40 in 2023 as compared to \$270 in 2018 is a 85.19% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	20	0	40
ROAD & BRIDGE	20	0	40
GIDDINGS ISD	20	0	40

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 GIDDINGS ISD	170 170 170	530 530 530	Lease: 12987 Type: REAL Owner #: 95039 Legal: ZONA MARY UNIT LEEXUS OIL LLC AB 18 SPARKS M RRC #12987  .004375 Override Royalty Category: G1 Railroad #: 12987  HB1984: The Appraised value of \$530 in 2023 as compared to \$200 in 2018 is a 165.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	530 530 530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	870 870 870	1,660 1,660 1,660	Lease: 14106 Type: REAL Owner #: 95039 Legal: LONIE MAE #1-H LEEXUS OIL LLC AB 352 WILKERSON W L RRC #14106  .003879 Override Royalty Category: G1 Railroad #: 14106  HB1984: The Appraised value of \$1,660 in 2023 as compared to \$20 in 2018 is a 8200.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	870 870 870	0 0 0	1,660 1,660 1,660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,400 1,400 1,400	1,430 1,430 1,430	Lease: 14613 Type: REAL Owner #: 95039 Legal: BECKER FRED W#1H CREATIVE OIL & GAS AB 243 MC DONALD A J RRC #14613  .003890 Override Royalty Category: G1 Railroad #: 14613  HB1984: The Appraised value of \$1,430 in 2023 as compared to \$850 in 2018 is a 68.24% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,400 1,400 1,400	0 0 0	1,430 1,430 1,430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	530 530 530 530	640 640 640 640	Lease: 18071 Type: REAL Owner #: 95039 Legal: EL CAPITAN CREATIVE OIL & GAS AB 18 SPARKS M RRC #18071  .004533 Override Royalty Category: G1 Railroad #: 18071  HB1984: The Appraised value of \$640 in 2023 as compared to \$170 in 2018 is a 276.47% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	530 530 530 530	0 0 0 0	640 640 640 640

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	Lease: 20092 Type: REAL Owner #: 95039 Legal: BECKER-OLTMANN #1H LEEXUS OIL LLC AB 322 TAYLOR F RRC #20092  .000899 Override Royalty Category: G1 Railroad #: 20092  HB1984: The Appraised value of \$10 in 2023 as compared to \$40 in 2018 is a 75.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	80 80 80	Lease: 21658 Type: REAL Owner #: 95039 Legal: KLEIBER #1 CREATIVE OIL & GAS AB 379 GREEN D G RRC #21658 89% LEE 11% FAYETTE  .003813 Override Royalty Category: G1 Railroad #: 21658  HB1984: The Appraised value of \$80 in 2023 as compared to \$60 in 2018 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	50 50 50	Lease: 108670 Type: REAL Owner #: 95039 Legal: KIMBERLY #1 CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670  .002100 Override Royalty Category: G1 Railroad #: 108670  HB1984: The Appraised value of \$50 in 2023 as compared to \$50 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	50 50 50

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	3,020	0	4,440		
ROAD & BRIDGE	3,020	0	4,440		
GIDDINGS ISD	3,020	0	4,440		
CUMMINGS CREEK	530	0	640		

