

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

WEST JAMES CARLIN  
10497 TOWN & COUNTRY WAY 915  
HOUSTON TX 77024



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:	100436 3999
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	280	840	Lease: 85810 Type: REAL Owner #: 100436
ROAD & BRIDGE	280	840	Legal: LEITKO CURTIS #1
GIDDINGS ISD	280	840	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #085810
HB1984: The Appraised value of \$840 in 2023 as compared to \$820 in 2018 is a 2.44% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	280	0	840
ROAD & BRIDGE	280	0	840
GIDDINGS ISD	280	0	840

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](https://www.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	30 30 30	80 80 80	Lease: 85810 Type: REAL Owner #: 100436 Legal: LEITKO CURTIS #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #085810  .001430 Override Royalty Category: G1 Railroad #: 85810  HB1984: The Appraised value of \$80 in 2023 as compared to \$80 in 2018 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	80 80 80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,280 3,280 3,280	5,990 5,990 5,990	Lease: 86219 Type: REAL Owner #: 100436 Legal: LEITKO CURTIS #2 MAGNOLIA OIL & GAS  RRC #086219  .015665 Royalty Interest Category: G1 Railroad #: 86219  HB1984: The Appraised value of \$5,990 in 2023 as compared to \$9,510 in 2018 is a 37.01% decrease.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,280 3,280 3,280	0 0 0	5,990 5,990 5,990		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,670 3,670 3,670	3,480 3,480 3,480	Lease: 143718 Type: REAL Owner #: 100436 Legal: AMERICA UNIT #1 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #143718  .015234 Royalty Interest Category: G1 Railroad #: 143718  HB1984: The Appraised value of \$3,480 in 2023 as compared to \$2,260 in 2018 is a 53.98% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,670 3,670 3,670	0 0 0	3,480 3,480 3,480		

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	7,260 7,260 7,260	0 0 0	10,390 10,390 10,390		