

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

832-243-9600

EDWARDS MELANIE D
1607 ANNA MILLS CT
RICHMOND TX 77469-6274



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: 108967 1007

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 DIME BOX ISD	740 740 740	880 880 880	Lease: 13388 Type: REAL Owner #: 108967 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .004336 Royalty Interest Category: G1 Railroad #: 13388
HB1984: The Appraised value of \$880 in 2023 as compared to \$980 in 2018 is a 10.20% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	740 740 740	0 0 0	880 880 880

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	80	Lease: 16468 Type: REAL Owner #: 108967 Legal: CARMELLA UNIT 1RE & 2 DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #16468 .001443 Royalty Interest Category: G1 Railroad #: 16468 HB1984: The Appraised value of \$80 in 2023 as compared to \$330 in 2018 is a 75.76% decrease.
ROAD & BRIDGE		70	80	
DIME BOX ISD		70	80	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		70	0	80
ROAD & BRIDGE		70	0	80
DIME BOX ISD		70	0	80

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,450	2,680	Lease: 18415 Type: REAL Owner #: 108967 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .014927 Royalty Interest Category: G1 Railroad #: 18415 HB1984: The Appraised value of \$2,680 in 2023 as compared to \$2,660 in 2018 is a .75% increase.
ROAD & BRIDGE		1,450	2,680	
GIDDINGS ISD		1,450	2,680	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		1,450	0	2,680
ROAD & BRIDGE		1,450	0	2,680
GIDDINGS ISD		1,450	0	2,680

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	250	Lease: 19265 Type: REAL Owner #: 108967 Legal: MCFARLAND MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265 .008101 Royalty Interest Category: G1 Railroad #: 19265 HB1984: The Appraised value of \$250 in 2023 as compared to \$250 in 2018 is a .00% increase.
ROAD & BRIDGE		170	250	
GIDDINGS ISD		170	250	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		170	0	250
ROAD & BRIDGE		170	0	250
GIDDINGS ISD		170	0	250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,400	5,880	Lease: 23321 Type: REAL Owner #: 108967 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .007285 Royalty Interest Category: G1 Railroad #: 23321 HB1984: The Appraised value of \$5,880 in 2023 as compared to \$3,350 in 2018 is a 75.52% increase.
ROAD & BRIDGE		3,400	5,880	
DIME BOX ISD		1,360	2,350	
GIDDINGS ISD		2,040	3,530	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,400	0	5,880
ROAD & BRIDGE		3,400	0	5,880
DIME BOX ISD		1,360	0	2,350
GIDDINGS ISD		2,040	0	3,530

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	850 850 850	830 830 830	830 830 830	Lease: 103617 Type: REAL Owner #: 108967 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .001022 Royalty Interest Category: G1 Railroad #: 103617
HB1984: The Appraised value of \$830 in 2023 as compared to \$410 in 2018 is a 102.44% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	850 850 850	0 0 0	830 830 830	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,660 3,660 3,660	4,920 4,920 4,920	4,920 4,920 4,920	Lease: 720241 Type: REAL Owner #: 108967 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752 .000580 Royalty Interest Category: G1 Railroad #: 27722
No 2018 Hist				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,660 3,660 3,660	0 0 0	4,920 4,920 4,920	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	720 720 720	1,340 1,340 1,340	1,340 1,340 1,340	Lease: 720256 Type: REAL Owner #: 108967 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .014927 Royalty Interest Category: G1 Railroad #: 18415
No 2018 Hist				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	720 720 720	0 0 0	1,340 1,340 1,340	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	11,060	0	16,860	
ROAD & BRIDGE	11,060	0	16,860	
DIME BOX ISD	5,830	0	8,230	
GIDDINGS ISD	5,230	0	8,630	

