

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

832-243-9600

HUFF NICHOLAS F (DECEASED)  
505 FLORIDA ST  
NAVAOSTA TX 77868



**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: 97656 1695

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	220 220 220	260 260 260	Lease: 13388 Type: REAL Owner #: 97656 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .001301 Royalty Interest Category: G1 Railroad #: 13388  Agent: 880
HB1984: The Appraised value of \$260 in 2023 as compared to \$290 in 2018 is a 10.34% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 220	0 0 0	260 260 260

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](http://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		50	100	Lease: 18415 Type: REAL Owner #: 97656 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .000559 Royalty Interest Category: G1 Railroad #: 18415  Agent: 880
ROAD & BRIDGE		50	100	
GIDDINGS ISD		50	100	
HB1984: The Appraised value of \$100 in 2023 as compared to \$100 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	100
ROAD & BRIDGE		50	0	100
GIDDINGS ISD		50	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	70	Lease: 19265 Type: REAL Owner #: 97656 Legal: MCFARLAND MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265  .002430 Royalty Interest Category: G1 Railroad #: 19265  Agent: 880
ROAD & BRIDGE		50	70	
GIDDINGS ISD		50	70	
HB1984: The Appraised value of \$70 in 2023 as compared to \$80 in 2018 is a 12.50% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	70
ROAD & BRIDGE		50	0	70
GIDDINGS ISD		50	0	70

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,020	1,770	Lease: 23321 Type: REAL Owner #: 97656 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .002186 Royalty Interest Category: G1 Railroad #: 23321  Agent: 880
ROAD & BRIDGE		1,020	1,770	
DIME BOX ISD		410	700	
GIDDINGS ISD		610	1,060	
HB1984: The Appraised value of \$1,770 in 2023 as compared to \$1,010 in 2018 is a 75.25% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,020	0	1,770
ROAD & BRIDGE		1,020	0	1,770
DIME BOX ISD		410	0	700
GIDDINGS ISD		610	0	1,060

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		260	460	Lease: 23321 Type: REAL Owner #: 97656 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .000563 Override Royalty Category: G1 Railroad #: 23321  Agent: 880
ROAD & BRIDGE		260	460	
DIME BOX ISD		110	180	
GIDDINGS ISD		160	270	
HB1984: The Appraised value of \$460 in 2023 as compared to \$260 in 2018 is a 76.92% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		260	0	460
ROAD & BRIDGE		260	0	460
DIME BOX ISD		110	0	180
GIDDINGS ISD		160	0	270

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	110 110 110		Lease: 148761 Type: REAL Owner #: 97656 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761  .003928 Royalty Interest Category: G1 Railroad #: 148761  Agent: 880
HB1984: The Appraised value of \$110 in 2023 as compared to \$150 in 2018 is a 26.67% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	110 110 110	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	50 50 50		Lease: 720256 Type: REAL Owner #: 97656 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .000559 Royalty Interest Category: G1 Railroad #: 18415  Agent: 880
No 2018 Hist				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	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	1,690	0	2,820	
ROAD & BRIDGE	1,690	0	2,820	
DIME BOX ISD	740	0	1,140	
GIDDINGS ISD	960	0	1,660	

