

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

GRIFFITH MARTY  
11060 TIMBERLINE RD  
HOUSTON TX 77043-3804



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: 100960 1403  
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	360 360 360	470 470 470	Lease: 12606 Type: REAL Owner #: 100960 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606  .000977 Royalty Interest Category: G1 Railroad #: 12606
HB1984: The Appraised value of \$470 in 2023 as compared to \$180 in 2018 is a 161.11% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	360 360 360	0 0 0	470 470 470

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 DIME BOX ISD	190 190 190	240 240 240	Lease: 13047 Type: REAL Owner #: 100960 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .000188 Override Royalty Category: G1 Railroad #: 13047  HB1984: The Appraised value of \$240 in 2023 as compared to \$110 in 2018 is a 118.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	190 190 190	0 0 0	240 240 240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	670 670 670	420 420 420	Lease: 13988 Type: REAL Owner #: 100960 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988  .000669 Royalty Interest Category: G1 Railroad #: 13988  HB1984: The Appraised value of \$420 in 2023 as compared to \$480 in 2018 is a 12.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	670 670 670	0 0 0	420 420 420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	340 340 340	Lease: 16728 Type: REAL Owner #: 100960 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728  .001771 Royalty Interest Category: G1 Railroad #: 16728  HB1984: The Appraised value of \$340 in 2023 as compared to \$290 in 2018 is a 17.24% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	0 0 0	340 340 340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	100 100 100	Lease: 17468 Type: REAL Owner #: 100960 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468  .001061 Royalty Interest Category: G1 Railroad #: 17468  HB1984: The Appraised value of \$100 in 2023 as compared to \$80 in 2018 is a 25.00% 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	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,240 3,240 1,620 1,620	2,730 2,730 1,370 1,370	Lease: 20743 Type: REAL Owner #: 100960 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743  .006593 Override Royalty Category: G1 Railroad #: 20743  HB1984: The Appraised value of \$2,730 in 2023 as compared to \$3,570 in 2018 is a 23.53% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,240 3,240 1,620 1,620	0 0 0 0	2,730 2,730 1,370 1,370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	500 500 500	660 660 660	Lease: 23071 Type: REAL Owner #: 100960 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .001738 Royalty Interest Category: G1 Railroad #: 23071  HB1984: The Appraised value of \$660 in 2023 as compared to \$320 in 2018 is a 106.25% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	500 500 500	0 0 0	660 660 660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	280 280 280	300 300 300	Lease: 24179 Type: REAL Owner #: 100960 Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179  .000977 Royalty Interest Category: G1 Railroad #: 24179  HB1984: The Appraised value of \$300 in 2023 as compared to \$140 in 2018 is a 114.29% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	280 280 280	0 0 0	300 300 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	80 80 80	Lease: 83135 Type: REAL Owner #: 100960 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135  .001061 Royalty Interest Category: G1 Railroad #: 83135  HB1984: The Appraised value of \$80 in 2023 as compared to \$20 in 2018 is a 300.00% 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	2,160 2,160 2,160	2,130 2,130 2,130	Lease: 103617 Type: REAL Owner #: 100960 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .002616 Royalty Interest Category: G1 Railroad #: 103617  HB1984: The Appraised value of \$2,130 in 2023 as compared to \$1,060 in 2018 is a 100.94% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,160 2,160 2,160	0 0 0	2,130 2,130 2,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,160 1,160 1,160	1,140 1,140 1,140	Lease: 103617 Type: REAL Owner #: 100960 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .001406 Override Royalty Category: G1 Railroad #: 103617  HB1984: The Appraised value of \$1,140 in 2023 as compared to \$570 in 2018 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,160 1,160 1,160	0 0 0	1,140 1,140 1,140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,090 1,090 630 460	2,000 2,000 1,160 840	Lease: 105504 Type: REAL Owner #: 100960 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504  .007871 Override Royalty Category: G1 Railroad #: 105504  HB1984: The Appraised value of \$2,000 in 2023 as compared to \$1,700 in 2018 is a 17.65% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,090 1,090 630 460	0 0 0 0	2,000 2,000 1,160 840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,320 4,320 4,320	4,790 4,790 4,790	Lease: 158022 Type: REAL Owner #: 100960 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022  .007376 Override Royalty Category: G1 Railroad #: 158022  HB1984: The Appraised value of \$4,790 in 2023 as compared to \$2,860 in 2018 is a 67.48% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,320 4,320 4,320	0 0 0	4,790 4,790 4,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD          No 2018 Hist	1,180 1,180 1,180	1,580 1,580 1,580	Lease: 720241    Type: REAL Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .000187 Royalty Interest Category:        G1 Railroad #:        27722	Owner #: 100960	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,180 1,180 1,180	0 0 0	1,580 1,580 1,580		

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 DIME BOX ISD GIDDINGS ISD	15,440 15,440 5,430 10,010	0 0 0 0	16,980 16,980 6,200 10,790		

