

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

832-243-9600

**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: 95135 4114

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

WISE BETTY HUBERT TRUST  
% MOLLIE HUFFMAN, TRUSTEE  
PO BOX 534  
BIXBY OK 74008-0534



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 GIDDINGS ISD	530 530 530	390 390 390	Lease: 14513 Type: REAL Owner #: 95135 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513  .003012 Override Royalty Category: G1 Railroad #: 14513
HB1984: The Appraised value of \$390 in 2023 as compared to \$1,250 in 2018 is a 68.80% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	530 530 530	0 0 0	390 390 390

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		220	210	Lease: 16254 Type: REAL Owner #: 95135
ROAD & BRIDGE		220	210	Legal: JENSEN -7-
DIME BOX ISD	G	220	210	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254
Exemptions : G=LESS THAN \$500 MIN INT				.000298 Override Royalty
HB1984: The Appraised value of \$210 in 2023 as compared to \$200 in 2018 is a 5.00% increase.				Category: G1
				Railroad #: 16254
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		220	0	210
ROAD & BRIDGE		220	0	210
DIME BOX ISD		0	210	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		230	320	Lease: 16728 Type: REAL Owner #: 95135
ROAD & BRIDGE		230	320	Legal: MOZELLE
GIDDINGS ISD		230	320	U S OPERATING INC AB 207 MANCHA J F RRC #16728
HB1984: The Appraised value of \$320 in 2023 as compared to \$270 in 2018 is a 18.52% increase.				.001649 Override Royalty
				Category: G1
				Railroad #: 16728
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		230	0	320
ROAD & BRIDGE		230	0	320
GIDDINGS ISD		230	0	320

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,060	970	Lease: 22500 Type: REAL Owner #: 95135
ROAD & BRIDGE		1,060	970	Legal: DOCKERY OL UNIT
GIDDINGS ISD		1,060	970	MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500
HB1984: The Appraised value of \$970 in 2023 as compared to \$630 in 2018 is a 53.97% increase.				.006377 Royalty Interest
				Category: G1
				Railroad #: 22500
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,060	0	970
ROAD & BRIDGE		1,060	0	970
GIDDINGS ISD		1,060	0	970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	90 90 40 60	160 160 60 100	Lease: 23321 Type: REAL Owner #: 95135 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .000198 Override Royalty Category: G1 Railroad #: 23321
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$160 in 2023 as compared to \$90 in 2018 is a 77.78% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	90 90 0 60	0 0 60 0	160 160 0 100

**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 DIME BOX ISD	2,130 2,130 1,880 0	0 0 0 270	2,050 2,050 1,780 0

