

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

MAP2012-OK  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



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: 201394 2370  
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 GIDDINGS ISD	1,270 1,270 1,270	1,450 1,450 1,450	Lease: 11783 Type: REAL Owner #: 201394 Legal: WEIMAN MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #11783 Agent: 574 .031538 Royalty Interest Category: G1 Railroad #: 11783
HB1984: The Appraised value of \$1,450 in 2023 as compared to \$3,340 in 2018 is a 56.59% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,270 1,270 1,270	0 0 0	1,450 1,450 1,450

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	6,780 6,780 6,780	8,550 8,550 8,550	Lease: 13396 Type: REAL Owner #: 201394 Legal: LOAFMAN NADINE DALLAS PETRO GROUP AB 152 HALL E H RRC #13396  .011145 Royalty Interest Category: G1 Railroad #: 13396  Agent: 574  HB1984: The Appraised value of \$8,550 in 2023 as compared to \$690 in 2018 is a 1139.13% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,780 6,780 6,780	0 0 0	8,550 8,550 8,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,000 1,000 1,000	1,540 1,540 1,540	Lease: 14283 Type: REAL Owner #: 201394 Legal: DAMIANI MAGNOLIA OIL & GAS AB 339 WHITEHURST J H RRC #14283  .018536 Royalty Interest Category: G1 Railroad #: 14283  Agent: 574  HB1984: The Appraised value of \$1,540 in 2023 as compared to \$2,090 in 2018 is a 26.32% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,000 1,000 1,000	0 0 0	1,540 1,540 1,540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,340 1,340 1,340	990 990 990	Lease: 14513 Type: REAL Owner #: 201394 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513  .007587 Royalty Interest Category: G1 Railroad #: 14513  Agent: 574  HB1984: The Appraised value of \$990 in 2023 as compared to \$3,150 in 2018 is a 68.57% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,340 1,340 1,340	0 0 0	990 990 990

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,230 6,230 6,230	4,360 4,360 4,360	Lease: 14702 Type: REAL Owner #: 201394 Legal: GAEKE LORETTA UNIT DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #14702  .012330 Royalty Interest Category: G1 Railroad #: 14702  Agent: 574  HB1984: The Appraised value of \$4,360 in 2023 as compared to \$790 in 2018 is a 451.90% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,230 6,230 6,230	0 0 0	4,360 4,360 4,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,350 2,350 2,350	3,630 3,630 3,630	Lease: 17786 Type: REAL Owner #: 201394 Legal: LOUIS "B" MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786  .007496 Royalty Interest Category: G1 Railroad #: 17786 Agent: 574  HB1984: The Appraised value of \$3,630 in 2023 as compared to \$2,460 in 2018 is a 47.56% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,350 2,350 2,350	0 0 0	3,630 3,630 3,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,640 1,640 1,640	1,510 1,510 1,510	Lease: 22500 Type: REAL Owner #: 201394 Legal: DOCKERY OL UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500  .009857 Royalty Interest Category: G1 Railroad #: 22500 Agent: 574  HB1984: The Appraised value of \$1,510 in 2023 as compared to \$970 in 2018 is a 55.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,640 1,640 1,640	0 0 0	1,510 1,510 1,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	480 480 480	760 760 760	Lease: 192205 Type: REAL Owner #: 201394 Legal: HARRELL "E" #1A MAGNOLIA OIL & GAS AB 2 BEST H RRC #192205  .018244 Royalty Interest Category: G1 Railroad #: 192205 Agent: 574  HB1984: The Appraised value of \$760 in 2023 as compared to \$5,880 in 2018 is a 87.07% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	480 480 480	0 0 0	760 760 760

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	21,090	0	22,790		
ROAD & BRIDGE	21,090	0	22,790		
GIDDINGS ISD	5,730	0	6,250		
DIME BOX ISD	15,360	0	16,540		

