

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: 93720 3150

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

ROANOKE RANCH AND INVESTMENT  
% RYAN LLC  
13155 NOEL RD STE 100 LBOX 78  
DALLAS TX 75240



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	2,320 2,320 2,320	2,750 2,750 2,750	Lease: 12953 Type: REAL Owner #: 93720 Legal: WESTBROOK 2-A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953  Agent: 084  .015137 Royalty Interest Category: G1 Railroad #: 12953
HB1984: The Appraised value of \$2,750 in 2023 as compared to \$1,980 in 2018 is a 38.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,320 2,320 2,320	0 0 0	2,750 2,750 2,750

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		3,130	2,300	Lease: 14513 Type: REAL Owner #: 93720 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513  .017722 Royalty Interest Category: G1 Railroad #: 14513  Agent: 084
ROAD & BRIDGE		3,130	2,300	
GIDDINGS ISD		3,130	2,300	
HB1984: The Appraised value of \$2,300 in 2023 as compared to \$7,370 in 2018 is a 68.79% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,130	0	2,300
ROAD & BRIDGE		3,130	0	2,300
GIDDINGS ISD		3,130	0	2,300

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,810	4,070	Lease: 17799 Type: REAL Owner #: 93720 Legal: IRICK LEE POCO LLC AB 17 REEL R J W RRC #17799  .015137 Royalty Interest Category: G1 Railroad #: 17799  Agent: 084
ROAD & BRIDGE		3,810	4,070	
DIME BOX ISD		3,810	4,070	
HB1984: The Appraised value of \$4,070 in 2023 as compared to \$3,610 in 2018 is a 12.74% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,810	0	4,070
ROAD & BRIDGE		3,810	0	4,070
DIME BOX ISD		3,810	0	4,070

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		570	5,630	Lease: 22963 Type: REAL Owner #: 93720 Legal: GERDES-KNITTLE MAGNOLIA OIL & GAS AB 17 REEL R J W RRC #22963  .012107 Royalty Interest Category: G1 Railroad #: 22963  Agent: 084
ROAD & BRIDGE		570	5,630	
DIME BOX ISD		570	5,630	
HB1984: The Appraised value of \$5,630 in 2023 as compared to \$3,920 in 2018 is a 43.62% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		570	0	5,630
ROAD & BRIDGE		570	0	5,630
DIME BOX ISD		570	0	5,630

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,270	490	Lease: 23178 Type: REAL Owner #: 93720 Legal: MELANIE #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #23178  .013001 Royalty Interest Category: G1 Railroad #: 23178  Agent: 084
ROAD & BRIDGE		2,270	490	
GIDDINGS ISD		2,270	490	
HB1984: The Appraised value of \$490 in 2023 as compared to \$3,660 in 2018 is a 86.61% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,270	0	490
ROAD & BRIDGE		2,270	0	490
GIDDINGS ISD		2,270	0	490

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	60 60 60	60 60 60	Lease: 107115 Type: REAL Owner #: 93720 Legal: SUSIE B #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107115  .002503 Royalty Interest Category: G1 Railroad #: 107115  Agent: 084  HB1984: The Appraised value of \$60 in 2023 as compared to \$160 in 2018 is a 62.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	60 60 60	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,480 4,480 4,480	5,380 5,380 5,380	5,380 5,380 5,380	Lease: 157259 Type: REAL Owner #: 93720 Legal: REIM MILTON #1 POCO LLC AB 17 REEL R J W RRC #157259  .015052 Royalty Interest Category: G1 Railroad #: 157259  Agent: 084  HB1984: The Appraised value of \$5,380 in 2023 as compared to \$6,470 in 2018 is a 16.85% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,480 4,480 4,480	0 0 0	5,380 5,380 5,380	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,640 3,640 3,640	3,440 3,440 3,440	3,440 3,440 3,440	Lease: 720135 Type: REAL Owner #: 93720 Legal: WESTBROOK W#1A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #225323  .031250 Royalty Interest Category: G1 Railroad #: 225323  Agent: 084  HB1984: The Appraised value of \$3,440 in 2023 as compared to \$4,490 in 2018 is a 23.39% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,640 3,640 3,640	0 0 0	3,440 3,440 3,440	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	20,230	0	24,120	
ROAD & BRIDGE	20,230	0	24,120	
GIDDINGS ISD	11,370	0	9,040	
DIME BOX ISD	8,860	0	15,080	

