

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

BERTRAND/MCFARLAND TRUST  
% BANK OF AMERICA  
PO BOX 830308  
DALLAS TX 75283-0308



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: 95888 294  
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	130 130 130	170 170 170	Lease: 16468 Type: REAL Owner #: 95888 Legal: CARMELLA UNIT 1RE & 2 DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #16468  .002885 Royalty Interest Category: G1 Railroad #: 16468
HB1984: The Appraised value of \$170 in 2023 as compared to \$660 in 2018 is a 74.24% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	0 0 0	170 170 170

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 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 GIDDINGS ISD	2,170 2,170 2,170	4,020 4,020 4,020	Lease: 18415 Type: REAL Owner #: 95888 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .022390 Royalty Interest Category: G1 Railroad #: 18415		
HB1984: The Appraised value of \$4,020 in 2023 as compared to \$3,990 in 2018 is a .75% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,170 2,170 2,170	0 0 0	4,020 4,020 4,020		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	370 370 370	Lease: 19265 Type: REAL Owner #: 95888 Legal: MCFARLAND MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265  .012152 Royalty Interest Category: G1 Railroad #: 19265		
HB1984: The Appraised value of \$370 in 2023 as compared to \$380 in 2018 is a 2.63% decrease.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	0 0 0	370 370 370		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	6,450 6,450 2,580 3,870	11,150 11,150 4,460 6,700	Lease: 23321 Type: REAL Owner #: 95888 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .013826 Royalty Interest Category: G1 Railroad #: 23321		
HB1984: The Appraised value of \$11,150 in 2023 as compared to \$6,370 in 2018 is a 75.04% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	6,450 6,450 2,580 3,870	0 0 0 0	11,150 11,150 4,460 6,700		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,090 1,090 1,090	2,010 2,010 2,010	Lease: 720256 Type: REAL Owner #: 95888 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .022390 Royalty Interest Category: G1 Railroad #: 18415		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,090 1,090 1,090	0 0 0	2,010 2,010 2,010		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	10,090	0	17,720		
ROAD & BRIDGE	10,090	0	17,720		
DIME BOX ISD	2,710	0	4,630		
GIDDINGS ISD	7,380	0	13,100		

