

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: 107445 2814

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

NOBLE ROYALTY ACF IV LP  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



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	200 200 200	240 240 240	Lease: 12953 Type: REAL Owner #: 107445 Legal: WESTBROOK 2-A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953  .001328 Royalty Interest Category: G1 Railroad #: 12953  Agent: 574
HB1984: The Appraised value of \$240 in 2023 as compared to \$170 in 2018 is a 41.18% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	0 0 0	240 240 240

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 ROAD & BRIDGE GIDDINGS ISD	280 280 280	200 200 200	200 200 200	Lease: 14513 Type: REAL Owner #: 107445 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513  .001554 Royalty Interest Category: G1 Railroad #: 14513  Agent: 574
HB1984: The Appraised value of \$200 in 2023 as compared to \$650 in 2018 is a 69.23% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	280 280 280	0 0 0	200 200 200	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	330 330 330	360 360 360	360 360 360	Lease: 17799 Type: REAL Owner #: 107445 Legal: IRICK LEE POCO LLC AB 17 REEL R J W RRC #17799  .001328 Royalty Interest Category: G1 Railroad #: 17799  Agent: 574
HB1984: The Appraised value of \$360 in 2023 as compared to \$320 in 2018 is a 12.50% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	330 330 330	0 0 0	360 360 360	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	490 490 490	490 490 490	Lease: 22963 Type: REAL Owner #: 107445 Legal: GERDES-KNITTLE MAGNOLIA OIL & GAS AB 17 REEL R J W RRC #22963  .001062 Royalty Interest Category: G1 Railroad #: 22963  Agent: 574
HB1984: The Appraised value of \$490 in 2023 as compared to \$340 in 2018 is a 44.12% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	50 50 50	0 0 0	490 490 490	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	40 40 40	40 40 40	Lease: 23178 Type: REAL Owner #: 107445 Legal: MELANIE #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #23178  .001140 Royalty Interest Category: G1 Railroad #: 23178  Agent: 574
HB1984: The Appraised value of \$40 in 2023 as compared to \$320 in 2018 is a 87.50% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	0 0 0	40 40 40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	390 390 390	470 470 470	470 470 470	Lease: 157259 Type: REAL Owner #: 107445 Legal: REIM MILTON #1 POCO LLC AB 17 REEL R J W RRC #157259  .001320 Royalty Interest Category: G1 Railroad #: 157259  Agent: 574
HB1984: The Appraised value of \$470 in 2023 as compared to \$570 in 2018 is a 17.54% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	390 390 390	0 0 0	470 470 470	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	320 320 320	300 300 300	300 300 300	Lease: 720135 Type: REAL Owner #: 107445 Legal: WESTBROOK W#1A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #225323  .002741 Royalty Interest Category: G1 Railroad #: 225323  Agent: 574
HB1984: The Appraised value of \$300 in 2023 as compared to \$390 in 2018 is a 23.08% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	320 320 320	0 0 0	300 300 300	

**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	1,770 1,770 1,000 770	0 0 0 0	2,100 2,100 780 1,320	

