

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: 94479 2268

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

LIGHT CAHILL ROYALTIES
% 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	410 410 410	440 440 440	Lease: 11863 Type: REAL Owner #: 94479 Legal: KUEHN-CARPENTER MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #11863 .010461 Override Royalty Category: G1 Railroad #: 11863 Agent: 574
HB1984: The Appraised value of \$440 in 2023 as compared to \$120 in 2018 is a 266.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	410 410 410	0 0 0	440 440 440

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		650	720	Lease: 12296 Type: REAL Owner #: 94479 Legal: DUBE UNIT 3 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #12296 .006140 Override Royalty Category: G1 Railroad #: 12296 Agent: 574
ROAD & BRIDGE		650	720	
GIDDINGS ISD		650	720	
HB1984: The Appraised value of \$720 in 2023 as compared to \$450 in 2018 is a 60.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		650	0	720
ROAD & BRIDGE		650	0	720
GIDDINGS ISD		650	0	720

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		110	470	Lease: 16575 Type: REAL Owner #: 94479 Legal: BETHANY UNIT MAGNOLIA OIL & GAS AB 273 RUCKER B F RRC #16575 .014352 Override Royalty Category: G1 Railroad #: 16575 Agent: 574
ROAD & BRIDGE		110	470	
GIDDINGS ISD		110	470	
HB1984: The Appraised value of \$470 in 2023 as compared to \$1,360 in 2018 is a 65.44% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		110	0	470
ROAD & BRIDGE		110	0	470
GIDDINGS ISD		110	0	470

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	140	Lease: 17889 Type: REAL Owner #: 94479 Legal: MARVIN UNIT MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #17889 .001340 Override Royalty Category: G1 Railroad #: 17889 Agent: 574
ROAD & BRIDGE		60	140	
GIDDINGS ISD		60	140	
HB1984: The Appraised value of \$140 in 2023 as compared to \$110 in 2018 is a 27.27% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		60	0	140
ROAD & BRIDGE		60	0	140
GIDDINGS ISD		60	0	140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,880	7,360	Lease: 17926 Type: REAL Owner #: 94479 Legal: GRIFFIN-PRUEGNER UNIT MAGNOLIA OIL & GAS AB 181 JOHNSON W RRC #17926 .015373 Override Royalty Category: G1 Railroad #: 17926 Agent: 574
ROAD & BRIDGE		6,880	7,360	
GIDDINGS ISD		6,880	7,360	
HB1984: The Appraised value of \$7,360 in 2023 as compared to \$8,490 in 2018 is a 13.31% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,880	0	7,360
ROAD & BRIDGE		6,880	0	7,360
GIDDINGS ISD		6,880	0	7,360

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		12,360	7,590	Lease: 172403 Type: REAL Owner #: 94479
ROAD & BRIDGE		12,360	7,590	Legal: ROADRUNNER #3
GIDDINGS ISD		12,360	7,590	MAGNOLIA OIL & GAS AB 143 GRIFFIN A RRC #172403
				Agent: 574
				.025000 Override Royalty Category: G1 Railroad #: 172403
HB1984: The Appraised value of \$7,590 in 2023 as compared to \$8,700 in 2018 is a 12.76% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		12,360	0	7,590
ROAD & BRIDGE		12,360	0	7,590
GIDDINGS ISD		12,360	0	7,590

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		950	4,940	Lease: 172449 Type: REAL Owner #: 94479
ROAD & BRIDGE		950	4,940	Legal: STORK SELMA #2H
GIDDINGS ISD		950	4,940	MAGNOLIA OIL & GAS AB 143 GRIFFIN A RRC #172449
				Agent: 574
				.025000 Override Royalty Category: G1 Railroad #: 172449
HB1984: The Appraised value of \$4,940 in 2023 as compared to \$1,850 in 2018 is a 167.03% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		950	0	4,940
ROAD & BRIDGE		950	0	4,940
GIDDINGS ISD		950	0	4,940

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		120	480	Lease: 174140 Type: REAL Owner #: 94479
ROAD & BRIDGE		120	480	Legal: SHEPPARD UNIT #1
GIDDINGS ISD		120	480	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #174140
				Agent: 574
				.020442 Override Royalty Category: G1 Railroad #: 174140
HB1984: The Appraised value of \$480 in 2023 as compared to \$60 in 2018 is a 700.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		120	0	480
ROAD & BRIDGE		120	0	480
GIDDINGS ISD		120	0	480

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		80	200	Lease: 720158 Type: REAL Owner #: 94479
ROAD & BRIDGE		80	200	Legal: ROADRUNNER-KNOX UNIT
GIDDINGS ISD		80	200	LEEXUS OIL LLC AB 81 DOBBINS JOHN LEAGUE RRC 265996
				Agent: 574
				.011414 Override Royalty Category: G1 Railroad #: 265996
HB1984: The Appraised value of \$200 in 2023 as compared to \$50 in 2018 is a 300.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		80	0	200
ROAD & BRIDGE		80	0	200
GIDDINGS ISD		80	0	200

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	21,620	0	22,340		
ROAD & BRIDGE	21,620	0	22,340		
GIDDINGS ISD	21,620	0	22,340		