

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: 94117 2369

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

MAPFCB13-NET
% 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	16,850 16,850 16,850	28,320 28,320 28,320	Lease: 16612 Type: REAL Owner #: 94117 Legal: ERNA H MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #16612 .054563 Royalty Interest Category: G1 Railroad #: 16612 Agent: 574
HB1984: The Appraised value of \$28,320 in 2023 as compared to \$1,830 in 2018 is a 1447.54% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	16,850 16,850 16,850	0 0 0	28,320 28,320 28,320

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		330	430	Lease: 18094 Type: REAL Owner #: 94117 Legal: WARD "N" MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #18094 Agent: 574 .002090 Royalty Interest Category: G1 Railroad #: 18094
ROAD & BRIDGE		330	430	
GIDDINGS ISD		330	430	
HB1984: The Appraised value of \$430 in 2023 as compared to \$570 in 2018 is a 24.56% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		330	0	430
ROAD & BRIDGE		330	0	430
GIDDINGS ISD		330	0	430

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		8,730	7,370	Lease: 20743 Type: REAL Owner #: 94117 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743 Agent: 574 .017767 Royalty Interest Category: G1 Railroad #: 20743
ROAD & BRIDGE		8,730	7,370	
DIME BOX ISD		4,360	3,690	
GIDDINGS ISD		4,360	3,690	
HB1984: The Appraised value of \$7,370 in 2023 as compared to \$9,630 in 2018 is a 23.47% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		8,730	0	7,370
ROAD & BRIDGE		8,730	0	7,370
DIME BOX ISD		4,360	0	3,690
GIDDINGS ISD		4,360	0	3,690

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		7,330	13,580	Lease: 21854 Type: REAL Owner #: 94117 Legal: ISELT MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #21854 Agent: 574 .031614 Royalty Interest Category: G1 Railroad #: 21854
ROAD & BRIDGE		7,330	13,580	
DIME BOX ISD		7,330	13,580	
HB1984: The Appraised value of \$13,580 in 2023 as compared to \$15,490 in 2018 is a 12.33% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		7,330	0	13,580
ROAD & BRIDGE		7,330	0	13,580
DIME BOX ISD		7,330	0	13,580

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		200	310	Lease: 22522 Type: REAL Owner #: 94117 Legal: SCHNEIDER 1H MAGNOLIA OIL & GAS AB 272 RUDESILL M RRC #22522 Agent: 574 .003910 Royalty Interest Category: G1 Railroad #: 22522
ROAD & BRIDGE		200	310	
GIDDINGS ISD		200	310	
HB1984: The Appraised value of \$310 in 2023 as compared to \$1,640 in 2018 is a 81.10% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		200	0	310
ROAD & BRIDGE		200	0	310
GIDDINGS ISD		200	0	310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,510 3,510 2,040 1,470	6,430 6,430 3,730 2,700	Lease: 105504 Type: REAL Owner #: 94117 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504 .025310 Royalty Interest Category: G1 Railroad #: 105504 Agent: 574
HB1984: The Appraised value of \$6,430 in 2023 as compared to \$5,460 in 2018 is a 17.77% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,510 3,510 2,040 1,470	0 0 0 0	6,430 6,430 3,730 2,700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	8,450 8,450 8,450	9,380 9,380 9,380	Lease: 158022 Type: REAL Owner #: 94117 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022 .014440 Royalty Interest Category: G1 Railroad #: 158022 Agent: 574
HB1984: The Appraised value of \$9,380 in 2023 as compared to \$5,590 in 2018 is a 67.80% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	8,450 8,450 8,450	0 0 0	9,380 9,380 9,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,480 6,480 6,480	7,030 7,030 7,030	Lease: 720178 Type: REAL Owner #: 94117 Legal: KISSMAN UNIT W#1H-3H CRESCENT PASS ENERGY AB 16 PRICE J RRC 26668 .002100 Royalty Interest Category: G1 Railroad #: 26668 Agent: 574
HB1984: The Appraised value of \$7,030 in 2023 as compared to \$530 in 2018 is a 1226.42% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,480 6,480 6,480	0 0 0	7,030 7,030 7,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	41,760 41,760 41,760	78,140 78,140 78,140	Lease: 720219 Type: REAL Owner #: 94117 Legal: UMLANG-LEHMANN UNIT 1H-3H CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26560 .006590 Royalty Interest Category: G1 Railroad #: 26560 Agent: 574
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	41,760 41,760 41,760	0 0 0	78,140 78,140 78,140

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	93,640	0	150,990		
ROAD & BRIDGE	93,640	0	150,990		
GIDDINGS ISD	79,900	0	130,000		
DIME BOX ISD	13,730	0	21,000		