

LEE CENTRAL APPRAISAL DISTRICT
898 E RICHMOND ST SUITE 100
GIDDINGS TX 78942-4252

832-243-9600

COX CHARLES EDWARD
7802 FM 2621
BRENHAM TX 77833-7208



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: 96458 767

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	80 80 80	80 80 80	Lease: 11992 Type: REAL Owner #: 96458 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992 .000088 Royalty Interest Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$80 in 2023 as compared to \$60 in 2018 is a 33.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	0 0 0	80 80 80

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		40	50	Lease: 12039 Type: REAL Owner #: 96458 Legal: STEIN J #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039 .000087 Royalty Interest Category: G1 Railroad #: 12039
ROAD & BRIDGE		40	50	
DIME BOX ISD		40	50	
HB1984: The Appraised value of \$50 in 2023 as compared to \$30 in 2018 is a 66.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	50
ROAD & BRIDGE		40	0	50
DIME BOX ISD		40	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		440	530	Lease: 13388 Type: REAL Owner #: 96458 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .002602 Royalty Interest Category: G1 Railroad #: 13388
ROAD & BRIDGE		440	530	
DIME BOX ISD		440	530	
HB1984: The Appraised value of \$530 in 2023 as compared to \$590 in 2018 is a 10.17% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		440	0	530
ROAD & BRIDGE		440	0	530
DIME BOX ISD		440	0	530

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		110	200	Lease: 18415 Type: REAL Owner #: 96458 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .001117 Royalty Interest Category: G1 Railroad #: 18415
ROAD & BRIDGE		110	200	
GIDDINGS ISD		110	200	
HB1984: The Appraised value of \$200 in 2023 as compared to \$200 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		110	0	200
ROAD & BRIDGE		110	0	200
GIDDINGS ISD		110	0	200

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		100	150	Lease: 19265 Type: REAL Owner #: 96458 Legal: MCFARLAND MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265 .004861 Royalty Interest Category: G1 Railroad #: 19265
ROAD & BRIDGE		100	150	
GIDDINGS ISD		100	150	
HB1984: The Appraised value of \$150 in 2023 as compared to \$150 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		100	0	150
ROAD & BRIDGE		100	0	150
GIDDINGS ISD		100	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,040	3,530	Lease: 23321 Type: REAL Owner #: 96458
ROAD & BRIDGE		2,040	3,530	Legal: LAWRENCE UNIT
DIME BOX ISD		820	1,410	MAGNOLIA OIL & GAS
GIDDINGS ISD		1,220	2,120	AB 207 MANCHA J F RRC #23321
.004371 Royalty Interest Category: G1 Railroad #: 23321				
HB1984: The Appraised value of \$3,530 in 2023 as compared to \$2,010 in 2018 is a 75.62% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,040	0	3,530
ROAD & BRIDGE		2,040	0	3,530
DIME BOX ISD		820	0	1,410
GIDDINGS ISD		1,220	0	2,120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		530	910	Lease: 23321 Type: REAL Owner #: 96458
ROAD & BRIDGE		530	910	Legal: LAWRENCE UNIT
DIME BOX ISD		220	370	MAGNOLIA OIL & GAS
GIDDINGS ISD		310	540	AB 207 MANCHA J F RRC #23321
.001127 Override Royalty Category: G1 Railroad #: 23321				
HB1984: The Appraised value of \$910 in 2023 as compared to \$520 in 2018 is a 75.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		530	0	910
ROAD & BRIDGE		530	0	910
DIME BOX ISD		220	0	370
GIDDINGS ISD		310	0	540

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		510	500	Lease: 103617 Type: REAL Owner #: 96458
ROAD & BRIDGE		510	500	Legal: STRANGER T UNIT 4
GIDDINGS ISD		510	500	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617
.000613 Royalty Interest Category: G1 Railroad #: 103617				
HB1984: The Appraised value of \$500 in 2023 as compared to \$250 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		510	0	500
ROAD & BRIDGE		510	0	500
GIDDINGS ISD		510	0	500

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		200	390	Lease: 148761 Type: REAL Owner #: 96458
ROAD & BRIDGE		200	390	Legal: HUFF "C" #2
GIDDINGS ISD		200	390	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761
.013469 Royalty Interest Category: G1 Railroad #: 148761				
HB1984: The Appraised value of \$390 in 2023 as compared to \$520 in 2018 is a 25.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		200	0	390
ROAD & BRIDGE		200	0	390
GIDDINGS ISD		200	0	390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	50 50 50	100 100 100	Lease: 720256 Type: REAL Owner #: 96458 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .001117 Royalty Interest Category: G1 Railroad #: 18415
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	100 100 100

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	4,100	0	6,440
ROAD & BRIDGE	4,100	0	6,440
DIME BOX ISD	1,600	0	2,440
GIDDINGS ISD	2,500	0	4,000