

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

WITTE ROSE
1146 PRIVATE ROAD 5018
GIDDINGS TX 78942-1452



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: 100615 4123
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 GIDDINGS ISD	2,330 2,330 2,330	2,490 2,490 2,490	Lease: 17926 Type: REAL Owner #: 100615 Legal: GRIFFIN-PRUEGNER UNIT MAGNOLIA OIL & GAS AB 181 JOHNSON W RRC #17926 .005204 Royalty Interest Category: G1 Railroad #: 17926
HB1984: The Appraised value of \$2,490 in 2023 as compared to \$2,880 in 2018 is a 13.54% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,330 2,330 2,330	0 0 0	2,490 2,490 2,490

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 No 2018 Hist	130 130 130	330 330 330	Lease: 20708 Type: REAL Owner #: 100615 Legal: DUBE #1 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #20708 .003973 Royalty Interest Category: G1 Railroad #: 20708		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	130 130 130	0 0 0	330 330 330		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY No 2018 Hist	1,250 1,250 1,250 1,250	1,260 1,260 1,260 1,260	Lease: 21075 Type: REAL Owner #: 100615 Legal: SIMPSON MAGNOLIA OIL & GAS AB 267 REID S H RRC #21075 .001605 Royalty Interest Category: G1 Railroad #: 21075		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	1,250 1,250 1,250 1,250	0 0 0 0	1,260 1,260 1,260 1,260		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD HB1984: The Appraised value of \$17,600 in 2023 as compared to \$8,040 in 2018 is a 118.91% increase.	90 90 90	17,600 17,600 17,600	Lease: 21350 Type: REAL Owner #: 100615 Legal: WITTE EDDIE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC #21350 .054289 Royalty Interest Category: G1 Railroad #: 21350		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	0 0 0	17,600 17,600 17,600		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	140 140 140	100 100 100	Lease: 22110 Type: REAL Owner #: 100615 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110 .000087 Royalty Interest Category: G1 Railroad #: 22110		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	0 0 0	100 100 100		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	15,450 15,450 15,450	9,490 9,490 9,490	Lease: 172403 Type: REAL Owner #: 100615 Legal: ROADRUNNER #3 MAGNOLIA OIL & GAS AB 143 GRIFFIN A RRC #172403 .031250 Royalty Interest Category: G1 Railroad #: 172403		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	15,450 15,450 15,450	0 0 0	9,490 9,490 9,490		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD HB1984: The Appraised value of \$890 in 2023 as compared to \$330 in 2018 is a 169.70% increase.	170 170 170	890 890 890	Lease: 172449 Type: REAL Owner #: 100615 Legal: STORK SELMA #2H MAGNOLIA OIL & GAS AB 143 GRIFFIN A RRC #172449 .004494 Royalty Interest Category: G1 Railroad #: 172449		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	890 890 890		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	30 30 30	80 80 80	Lease: 720158 Type: REAL Owner #: 100615 Legal: ROADRUNNER-KNOX UNIT LEEXUS OIL LLC AB 81 DOBBINS JOHN LEAGUE RRC 265996 .004756 Royalty Interest Category: G1 Railroad #: 265996		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	80 80 80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	460 460 460	330 330 330	Lease: 720249 Type: REAL Owner #: 100615 Legal: LEHMANN HEIRS OL UNIT 2H MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912 .000087 Royalty Interest Category: G1 Railroad #: 22110		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	460 460 460	0 0 0	330 330 330		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	20,050	0	32,570		
ROAD & BRIDGE	20,050	0	32,570		
GIDDINGS ISD	19,960	0	14,970		
GIDDINGS CITY	1,250	0	1,260		
DIME BOX ISD	90	0	17,600		