

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

WISE BETTY HUBERT TRUST  
% MOLLIE HUFFMAN, TRUSTEE  
PO BOX 534  
BIXBY OK 74008-0534



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: 95135 4114

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	530 530 530	390 390 390	Lease: 14513 Type: REAL Owner #: 95135 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513  .003012 Override Royalty Category: G1 Railroad #: 14513
HB1984: The Appraised value of \$390 in 2023 as compared to \$1,250 in 2018 is a 68.80% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	530	0	390
ROAD & BRIDGE	530	0	390
GIDDINGS ISD	530	0	390

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 DIME BOX ISD  G	220 220 220	210 210 210	Lease: 16254 Type: REAL Owner #: 95135 Legal: JENSEN -7- MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254  .000298 Override Royalty Category: G1 Railroad #: 16254  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$210 in 2023 as compared to \$200 in 2018 is a 5.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 0	0 0 210	210 210 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	230 230 230	320 320 320	Lease: 16728 Type: REAL Owner #: 95135 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728  .001649 Override Royalty Category: G1 Railroad #: 16728 HB1984: The Appraised value of \$320 in 2023 as compared to \$270 in 2018 is a 18.52% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	230 230 230	0 0 0	320 320 320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,060 1,060 1,060	970 970 970	Lease: 22500 Type: REAL Owner #: 95135 Legal: DOCKERY OL UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500  .006377 Royalty Interest Category: G1 Railroad #: 22500 HB1984: The Appraised value of \$970 in 2023 as compared to \$630 in 2018 is a 53.97% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,060 1,060 1,060	0 0 0	970 970 970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD  G   Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$160 in 2023	90 90 40 60	160 160 60 100	Lease: 23321 Type: REAL Owner #: 95135 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .000198 Override Royalty Category: G1 Railroad #: 23321  as compared to \$90 in 2018 is a 77.78% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	90 90 0 60	0 0 60 0	160 160 0 100

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	2,130 2,130 1,880 0	0 0 0 270	2,050 2,050 1,780 0		

