

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

ZEISS BETSY R MATTHIES  
PO BOX 31  
BURTON TX 77835-0031



<p align="center"><b>APPRAISAL YEAR 2023</b></p> <p>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 &amp; ABBOTT, INC. AT 832-243-9600</p> <p>Protest Deadline: 5-24-2023 ARB Hearing: 6-16-2023 Owner: 98480 4190</p> <p>VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.</p>	
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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	4,030	3,400	Lease: 20743 Type: REAL Owner #: 98480																				
ROAD & BRIDGE	4,030	3,400	Legal: TWO FINGERS UT #2RE																				
DIME BOX ISD	2,020	1,700	MAGNOLIA OIL & GAS																				
GIDDINGS ISD	2,020	1,700	AB 98 ESTES A RRC #20743																				
HB1984: The Appraised value of \$3,400 in 2023 as compared to \$4,450 in 2018 is a 23.60% decrease.																							
<table border="1"> <tr> <th>Taxing Units</th><th>Last Year's Taxable</th><th>Proposed Exemptions</th><th>Proposed Taxable (Less Exemptions)</th></tr> <tr> <td>LEE COUNTY</td><td>4,030</td><td>0</td><td>3,400</td></tr> <tr> <td>ROAD &amp; BRIDGE</td><td>4,030</td><td>0</td><td>3,400</td></tr> <tr> <td>DIME BOX ISD</td><td>2,020</td><td>0</td><td>1,700</td></tr> <tr> <td>GIDDINGS ISD</td><td>2,020</td><td>0</td><td>1,700</td></tr> </table>	Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	LEE COUNTY	4,030	0	3,400	ROAD & BRIDGE	4,030	0	3,400	DIME BOX ISD	2,020	0	1,700	GIDDINGS ISD	2,020	0	1,700			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)																				
LEE COUNTY	4,030	0	3,400																				
ROAD & BRIDGE	4,030	0	3,400																				
DIME BOX ISD	2,020	0	1,700																				
GIDDINGS ISD	2,020	0	1,700																				

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 GIDDINGS ISD	310 310 150 150	260 260 130 130	Lease: 20743 Type: REAL Owner #: 98480 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743  .000627 Override Royalty Category: G1 Railroad #: 20743  HB1984: The Appraised value of \$260 in 2023 as compared to \$340 in 2018 is a 23.53% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	310 310 150 150	0 0 0 0	260 260 130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,040 1,040 1,040	1,030 1,030 1,030	Lease: 103617 Type: REAL Owner #: 98480 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .001262 Royalty Interest Category: G1 Railroad #: 103617  HB1984: The Appraised value of \$1,030 in 2023 as compared to \$510 in 2018 is a 101.96% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,040 1,040 1,040	0 0 0	1,030 1,030 1,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,420 1,420 830 600	2,610 2,610 1,510 1,100	Lease: 105504 Type: REAL Owner #: 98480 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504  .010269 Royalty Interest Category: G1 Railroad #: 105504  HB1984: The Appraised value of \$2,610 in 2023 as compared to \$2,220 in 2018 is a 17.57% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,420 1,420 830 600	0 0 0 0	2,610 2,610 1,510 1,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	150 150 90 60	270 270 160 110	Lease: 105504 Type: REAL Owner #: 98480 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504  .001056 Override Royalty Category: G1 Railroad #: 105504  HB1984: The Appraised value of \$270 in 2023 as compared to \$230 in 2018 is a 17.39% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	150 150 90 60	0 0 0 0	270 270 160 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,810 5,810 5,810	6,450 6,450 6,450	Lease: 158022 Type: REAL Owner #: 98480 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022  .009926 Royalty Interest Category: G1 Railroad #: 158022  HB1984: The Appraised value of \$6,450 in 2023 as compared to \$3,850 in 2018 is a 67.53% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,810 5,810 5,810	0 0 0	6,450 6,450 6,450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	90 90 90	Lease: 158022 Type: REAL Owner #: 98480 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022  .000132 Override Royalty Category: G1 Railroad #: 158022  HB1984: The Appraised value of \$90 in 2023 as compared to \$50 in 2018 is a 80.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	10 10 10	Lease: 192205 Type: REAL Owner #: 98480 Legal: HARRELL "E" #1A MAGNOLIA OIL & GAS AB 2 BEST H RRC #192205  .000261 Override Royalty Category: G1 Railroad #: 192205  HB1984: The Appraised value of \$10 in 2023 as compared to \$80 in 2018 is a 87.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	10 10 10

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	12,850	0	14,120		
ROAD & BRIDGE	12,850	0	14,120		
DIME BOX ISD	3,090	0	3,500		
GIDDINGS ISD	9,770	0	10,620		