

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: 97648 1693

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

HUFF KEITH  
7901 VARCELLA TRL  
AUSTIN TX 78729-8028



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           G	90 90 90	110 110 110	Lease: 13388   Type: REAL   Owner #: 97648 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .000520 Royalty Interest Category: G1 Railroad #: 13388
Exemptions :           G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$110 in 2023 as compared to \$120 in 2018 is a 8.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 0	0 0 110	110 110 0

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](http://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		20	40	Lease: 18415 Type: REAL Owner #: 97648
ROAD & BRIDGE		20	40	Legal: GANTT UNIT 1A RE
GIDDINGS ISD		20	40	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415
.000224 Royalty Interest Category: G1 Railroad #: 18415				
HB1984: The Appraised value of \$40 in 2023 as compared to \$40 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	40
ROAD & BRIDGE		20	0	40
GIDDINGS ISD		20	0	40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	30	Lease: 19265 Type: REAL Owner #: 97648
ROAD & BRIDGE		20	30	Legal: MCFARLAND
GIDDINGS ISD		20	30	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265
.000972 Royalty Interest Category: G1 Railroad #: 19265				
HB1984: The Appraised value of \$30 in 2023 as compared to \$30 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	30
ROAD & BRIDGE		20	0	30
GIDDINGS ISD		20	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		410	700	Lease: 23321 Type: REAL Owner #: 97648
ROAD & BRIDGE		410	700	Legal: LAWRENCE UNIT
DIME BOX ISD	G	170	290	MAGNOLIA OIL & GAS
GIDDINGS ISD		240	430	AB 207 MANCHA J F RRC #23321
.000874 Royalty Interest Category: G1 Railroad #: 23321				
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$700 in 2023 as compared to \$400 in 2018 is a 75.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		410	0	700
ROAD & BRIDGE		410	0	700
DIME BOX ISD		0	290	0
GIDDINGS ISD		240	0	430

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		110	180	Lease: 23321 Type: REAL Owner #: 97648 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .000226 Override Royalty Category: G1 Railroad #: 23321
ROAD & BRIDGE		110	180	
DIME BOX ISD	G	40	70	
GIDDINGS ISD		70	110	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$180 in 2023 as compared to \$110 in 2018 is a 63.64% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		110	0	180
ROAD & BRIDGE		110	0	180
DIME BOX ISD		0	70	0
GIDDINGS ISD		70	0	110

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		100	100	Lease: 103617 Type: REAL Owner #: 97648 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000123 Royalty Interest Category: G1 Railroad #: 103617
ROAD & BRIDGE		100	100	
GIDDINGS ISD		100	100	
HB1984: The Appraised value of \$100 in 2023 as compared to \$50 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		100	0	100
ROAD & BRIDGE		100	0	100
GIDDINGS ISD		100	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	20	Lease: 720256 Type: REAL Owner #: 97648 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .000224 Royalty Interest Category: G1 Railroad #: 18415
ROAD & BRIDGE		10	20	
GIDDINGS ISD		10	20	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	20
ROAD & BRIDGE		10	0	20
GIDDINGS ISD		10	0	20

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	760	0	1,180	
ROAD & BRIDGE	760	0	1,180	
DIME BOX ISD	0	470	0	
GIDDINGS ISD	460	0	730	

