

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

McFARLAND JESSIE  
8223 SOLARA BEND  
HOUSTON TX 77083-5157



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: 94530 2498  
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	490 490 490	590 590 590	Lease: 13388 Type: REAL Owner #: 94530 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .002890 Royalty Interest Category: G1 Railroad #: 13388
HB1984: The Appraised value of \$590 in 2023 as compared to \$650 in 2018 is a 9.23% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	490 490 490	0 0 0	590 590 590

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](https://www.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	40 40 40	60 60 60	Lease: 16468 Type: REAL Owner #: 94530 Legal: CARMELLA UNIT 1RE & 2 DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #16468  .000962 Royalty Interest Category: G1 Railroad #: 16468  HB1984: The Appraised value of \$60 in 2023 as compared to \$220 in 2018 is a 72.73% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	450 450 450	Lease: 18415 Type: REAL Owner #: 94530 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .002488 Royalty Interest Category: G1 Railroad #: 18415  HB1984: The Appraised value of \$450 in 2023 as compared to \$440 in 2018 is a 2.27% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	0 0 0	450 450 450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	40 40 40	Lease: 19265 Type: REAL Owner #: 94530 Legal: MCFARLAND MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265  .001350 Royalty Interest Category: G1 Railroad #: 19265  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 ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,270 2,270 900 1,360	3,920 3,920 1,570 2,350	Lease: 23321 Type: REAL Owner #: 94530 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .004857 Royalty Interest Category: G1 Railroad #: 23321  HB1984: The Appraised value of \$3,920 in 2023 as compared to \$2,240 in 2018 is a 75.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,270 2,270 900 1,360	0 0 0 0	3,920 3,920 1,570 2,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	560 560 560	550 550 550	Lease: 103617 Type: REAL Owner #: 94530 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000682 Royalty Interest Category: G1 Railroad #: 103617  HB1984: The Appraised value of \$550 in 2023 as compared to \$280 in 2018 is a 96.43% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	560 560 560	0 0 0	550 550 550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,440 2,440 2,440	3,280 3,280 3,280	Lease: 720241 Type: REAL Owner #: 94530 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .000387 Royalty Interest Category: G1 Railroad #: 27722  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,440 2,440 2,440	0 0 0	3,280 3,280 3,280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	220 220 220	Lease: 720256 Type: REAL Owner #: 94530 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .002488 Royalty Interest Category: G1 Railroad #: 18415  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	0 0 0	220 220 220

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	6,190	0	9,110		
ROAD & BRIDGE	6,190	0	9,110		
DIME BOX ISD	3,870	0	5,500		
GIDDINGS ISD	2,310	0	3,610		

