

LEE CENTRAL APPRAISAL DISTRICT  
898 E RICHMOND ST SUITE 100  
GIDDINGS TX 78942-4252

832-243-9600

MELTON MELISSA NICOLE  
17938 COUNTRY WALK DR  
SPRING TX 77379-6169



**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: 202030 2548

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	51,910 51,910 51,910	68,670 68,670 68,670	Lease: 16861 Type: REAL Owner #: 202030 Legal: MELTON UNIT (HORIZ) MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #16861  .031250 Royalty Interest Category: G1 Railroad #: 16861
HB1984: The Appraised value of \$68,670 in 2023 as compared to \$23,650 in 2018 is a 190.36% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	51,910 51,910 51,910	0 0 0	68,670 68,670 68,670

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		2,830	5,970	Lease: 20337 Type: REAL Owner #: 202030
ROAD & BRIDGE		2,830	5,970	Legal: DEBORAH
GIDDINGS ISD		2,830	5,970	MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #20337
.004547 Royalty Interest Category: G1 Railroad #: 20337				
HB1984: The Appraised value of \$5,970 in 2023 as compared to \$2,230 in 2018 is a 167.71% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,830	0	5,970
ROAD & BRIDGE		2,830	0	5,970
GIDDINGS ISD		2,830	0	5,970

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40,830	42,370	Lease: 720268 Type: REAL Owner #: 202030
ROAD & BRIDGE		40,830	42,370	Legal: CASTLEWOOD 'A' 1H
GIDDINGS ISD		40,830	42,370	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS
.002883 Royalty Interest Category: G1 Railroad #: 27973				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40,830	0	42,370
ROAD & BRIDGE		40,830	0	42,370
GIDDINGS ISD		40,830	0	42,370

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		33,120	40,210	Lease: 720269 Type: REAL Owner #: 202030
ROAD & BRIDGE		33,120	40,210	Legal: CASTLEWOOD 'B' 2H
GIDDINGS ISD		33,120	40,210	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS
.002883 Royalty Interest Category: G1 Railroad #: 27974				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		33,120	0	40,210
ROAD & BRIDGE		33,120	0	40,210
GIDDINGS ISD		33,120	0	40,210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		39,360	58,860	Lease: 720270 Type: REAL Owner #: 202030
ROAD & BRIDGE		39,360	58,860	Legal: CASTLEWOOD 'C' 3H
GIDDINGS ISD		39,360	58,860	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975
.002883 Royalty Interest Category: G1 Railroad #: 27975				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		39,360	0	58,860
ROAD & BRIDGE		39,360	0	58,860
GIDDINGS ISD		39,360	0	58,860

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	168,050	0	216,080		
ROAD & BRIDGE	168,050	0	216,080		
GIDDINGS ISD	168,050	0	216,080		

