

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

832-243-9600

ERICSON CHARLOTTE LYNN  
%CHARLOTTE LYNNE TAYLOR  
2805 ROXBORO RD  
EULESS TX 76039



**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: 96819 1057

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	10 10 10	10 10 10	Lease: 13601 Type: REAL Owner #: 96819 Legal: COLLINS MYRTLE UNIT MAGNOLIA OIL & GAS AB 98 ESTES A RRC #13601  .002141 Override Royalty Category: G1 Railroad #: 13601
HB1984: The Appraised value of \$10 in 2023 as compared to \$30 in 2018 is a 66.67% 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

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		110	120	Lease: 14903 Type: REAL Owner #: 96819 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903  .000533 Override Royalty Category: G1 Railroad #: 14903  HB1984: The Appraised value of \$120 in 2023 as compared to \$300 in 2018 is a 60.00% decrease.
ROAD & BRIDGE	110	120		
GIDDINGS ISD	110	120		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	110	0	120	
ROAD & BRIDGE	110	0	120	
GIDDINGS ISD	110	0	120	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,960	4,150	Lease: 16116 Type: REAL Owner #: 96819 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116  .010493 Override Royalty Category: G1 Railroad #: 16116  HB1984: The Appraised value of \$4,150 in 2023 as compared to \$3,630 in 2018 is a 14.33% increase.
ROAD & BRIDGE	3,960	4,150		
GIDDINGS ISD	3,960	4,150		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	3,960	0	4,150	
ROAD & BRIDGE	3,960	0	4,150	
GIDDINGS ISD	3,960	0	4,150	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,110	9,040	Lease: 22223 Type: REAL Owner #: 96819 Legal: RAPPAPORT UNIT MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22223  .009920 Override Royalty Category: G1 Railroad #: 22223  HB1984: The Appraised value of \$9,040 in 2023 as compared to \$3,460 in 2018 is a 161.27% increase.
ROAD & BRIDGE	4,110	9,040		
GIDDINGS ISD	4,110	9,040		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	4,110	0	9,040	
ROAD & BRIDGE	4,110	0	9,040	
GIDDINGS ISD	4,110	0	9,040	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,450	3,810	Lease: 22386 Type: REAL Owner #: 96819 Legal: BREDTHAUER UNIT W#2H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22386  .013976 Override Royalty Category: G1 Railroad #: 22386  HB1984: The Appraised value of \$3,810 in 2023 as compared to \$1,620 in 2018 is a 135.19% increase.
ROAD & BRIDGE	1,450	3,810		
GIDDINGS ISD	1,450	3,810		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,450	0	3,810	
ROAD & BRIDGE	1,450	0	3,810	
GIDDINGS ISD	1,450	0	3,810	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,610 7,610 7,610	28,850 28,850 28,850	Lease: 24507 Type: REAL Owner #: 96819 Legal: BREDTHAUER #2-H UNIT WELL #3H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #24507  .013977 Override Royalty Category: G1 Railroad #: 24507  HB1984: The Appraised value of \$28,850 in 2023 as compared to \$6,520 in 2018 is a 342.48% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,610 7,610 7,610	0 0 0	28,850 28,850 28,850

**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	17,250 17,250 17,250	0 0 0	45,980 45,980 45,980

