

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

832-243-9600

BAILEY BERNARD
PO BOX 35916
HOUSTON TX 77235-5916



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: 95715 141

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	150 150 150	180 180 180	Lease: 13388 Type: REAL Owner #: 95715 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .000867 Royalty Interest Category: G1 Railroad #: 13388
HB1984: The Appraised value of \$180 in 2023 as compared to \$200 in 2018 is a 10.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	150 150 150	0 0 0	180 180 180

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		40	70	Lease: 18415 Type: REAL Owner #: 95715 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .000372 Royalty Interest Category: G1 Railroad #: 18415
ROAD & BRIDGE		40	70	
GIDDINGS ISD		40	70	
HB1984: The Appraised value of \$70 in 2023 as compared to \$70 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	70
ROAD & BRIDGE		40	0	70
GIDDINGS ISD		40	0	70

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	50	Lease: 19265 Type: REAL Owner #: 95715 Legal: MCFARLAND MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265 .001620 Royalty Interest Category: G1 Railroad #: 19265
ROAD & BRIDGE		30	50	
GIDDINGS ISD		30	50	
HB1984: The Appraised value of \$50 in 2023 as compared to \$50 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	50
ROAD & BRIDGE		30	0	50
GIDDINGS ISD		30	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		680	1,170	Lease: 23321 Type: REAL Owner #: 95715 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .001457 Royalty Interest Category: G1 Railroad #: 23321
ROAD & BRIDGE		680	1,170	
DIME BOX ISD		270	470	
GIDDINGS ISD		410	700	
HB1984: The Appraised value of \$1,170 in 2023 as compared to \$670 in 2018 is a 74.63% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		680	0	1,170
ROAD & BRIDGE		680	0	1,170
DIME BOX ISD		270	0	470
GIDDINGS ISD		410	0	700

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		180	300	Lease: 23321 Type: REAL Owner #: 95715 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .000376 Override Royalty Category: G1 Railroad #: 23321
ROAD & BRIDGE		180	300	
DIME BOX ISD		70	120	
GIDDINGS ISD		110	180	
HB1984: The Appraised value of \$300 in 2023 as compared to \$180 in 2018 is a 66.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		180	0	300
ROAD & BRIDGE		180	0	300
DIME BOX ISD		70	0	120
GIDDINGS ISD		110	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	170 170 170	170 170 170	Lease: 103617 Type: REAL Owner #: 95715 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000203 Royalty Interest Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$170 in 2023 as compared to \$80 in 2018 is a 112.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	170 170 170	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	70 70 70	130 130 130	Lease: 148761 Type: REAL Owner #: 95715 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761 .004489 Royalty Interest Category: G1 Railroad #: 148761 HB1984: The Appraised value of \$130 in 2023 as compared to \$170 in 2018 is a 23.53% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	130 130 130	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	20 20 20	30 30 30	Lease: 720256 Type: REAL Owner #: 95715 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .000373 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	20 20 20	0 0 0	30 30 30	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	1,340	0	2,100	
ROAD & BRIDGE	1,340	0	2,100	
DIME BOX ISD	490	0	770	
GIDDINGS ISD	850	0	1,330	

