

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: 201365 3784

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

TOWNSEND OIL & GAS  
% HARDING & CARBONE INC  
1235 NORTH LOOP WEST STE 205  
HOUSTON TX 77008



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	90 90 90	190 190 190	Lease: 14903 Type: REAL Owner #: 201365 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903  Agent: 280  .000855 Override Royalty Category: G1 Railroad #: 14903
HB1984: The Appraised value of \$190 in 2023 as compared to \$240 in 2018 is a 20.83% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	90 90 90	0 0 0	190 190 190

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		330	700	Lease: 16116 Type: REAL Owner #: 201365 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116  .001774 Override Royalty Category: G1 Railroad #: 16116  Agent: 280
ROAD & BRIDGE		330	700	
GIDDINGS ISD		330	700	
HB1984: The Appraised value of \$700 in 2023 as compared to \$310 in 2018 is a 125.81% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		330	0	700
ROAD & BRIDGE		330	0	700
GIDDINGS ISD		330	0	700

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		630	1,400	Lease: 22223 Type: REAL Owner #: 201365 Legal: RAPPAPORT UNIT MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22223  .001531 Override Royalty Category: G1 Railroad #: 22223  Agent: 280
ROAD & BRIDGE		630	1,400	
GIDDINGS ISD		630	1,400	
HB1984: The Appraised value of \$1,400 in 2023 as compared to \$530 in 2018 is a 164.15% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		630	0	1,400
ROAD & BRIDGE		630	0	1,400
GIDDINGS ISD		630	0	1,400

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	90	Lease: 22386 Type: REAL Owner #: 201365 Legal: BREDTHAUER UNIT W#2H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22386  .000314 Override Royalty Category: G1 Railroad #: 22386  Agent: 280
ROAD & BRIDGE		30	90	
GIDDINGS ISD		30	90	
HB1984: The Appraised value of \$90 in 2023 as compared to \$40 in 2018 is a 125.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	90
ROAD & BRIDGE		30	0	90
GIDDINGS ISD		30	0	90

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	650	Lease: 24507 Type: REAL Owner #: 201365 Legal: BREDTHAUER #2-H UNIT WELL #3H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #24507  .000315 Override Royalty Category: G1 Railroad #: 24507  Agent: 280
ROAD & BRIDGE		170	650	
GIDDINGS ISD		170	650	
HB1984: The Appraised value of \$650 in 2023 as compared to \$150 in 2018 is a 333.33% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	650
ROAD & BRIDGE		170	0	650
GIDDINGS ISD		170	0	650

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	1,250	0	3,030		
ROAD & BRIDGE	1,250	0	3,030		
GIDDINGS ISD	1,250	0	3,030		

