

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

832-243-9600

M BAR FARM & RANCH LP
1396 W US HIGHWAY 290
CARMINE TX 78932-4926



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: 106224 2335

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	20,500 20,500 20,500	30,260 30,260 30,260	Lease: 12546 Type: REAL Owner #: 106224 Legal: JUDY #2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 12546 .041776 Royalty Interest Category: G1 Railroad #: 12546
HB1984: The Appraised value of \$30,260 in 2023 as compared to \$39,180 in 2018 is a 22.77% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20,500 20,500 20,500	0 0 0	30,260 30,260 30,260

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		1,720	1,440	Lease: 14516 Type: REAL Owner #: 106224
ROAD & BRIDGE		1,720	1,440	Legal: LEHMANN IRA J #4
GIDDINGS ISD		1,720	1,440	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #14516
.000631 Royalty Interest Category: G1 Railroad #: 14516				
HB1984: The Appraised value of \$1,440 in 2023 as compared to \$1,670 in 2018 is a 13.77% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,720	0	1,440
ROAD & BRIDGE		1,720	0	1,440
GIDDINGS ISD		1,720	0	1,440

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,370	26,110	Lease: 22008 Type: REAL Owner #: 106224
ROAD & BRIDGE		4,370	26,110	Legal: MUELLER-LEVIEN D.L. UNIT
GIDDINGS ISD		4,370	26,110	MAGNOLIA OIL & GAS AB 182 KLEBERG L RRC #22008 LEE 30% WASH 70%
.093061 Royalty Interest Category: G1 Railroad #: 22008				
HB1984: The Appraised value of \$26,110 in 2023 as compared to \$11,090 in 2018 is a 135.44% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,370	0	26,110
ROAD & BRIDGE		4,370	0	26,110
GIDDINGS ISD		4,370	0	26,110

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		8,280	11,030	Lease: 23767 Type: REAL Owner #: 106224
ROAD & BRIDGE		8,280	11,030	Legal: MUELLER-KORTH UNIT W#1
GIDDINGS ISD		8,280	11,030	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #23767 LEE 33% WASH 67%
.031271 Royalty Interest Category: G1 Railroad #: 23767				
HB1984: The Appraised value of \$11,030 in 2023 as compared to \$3,130 in 2018 is a 252.40% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		8,280	0	11,030
ROAD & BRIDGE		8,280	0	11,030
GIDDINGS ISD		8,280	0	11,030

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		5,310	980	Lease: 720242 Type: REAL Owner #: 106224
ROAD & BRIDGE		5,310	980	Legal: PETO UNIT
GIDDINGS ISD		5,310	980	MAGNOLIA OIL & GAS AB 126 DELAPLAINE A C (WASH) RRC 23430 COMP 11.11.01
.044031 Royalty Interest Category: G1 Railroad #: 23430				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		5,310	0	980
ROAD & BRIDGE		5,310	0	980
GIDDINGS ISD		5,310	0	980

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	40,180	0	69,820		
ROAD & BRIDGE	40,180	0	69,820		
GIDDINGS ISD	40,180	0	69,820		

