

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: 107432 329

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

BIRCH ROYALTIES LLC
% MERIT ADVISORS LP
PO BOX 330
GAINESVILLE TX 76241-0330



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	710 710 710	840 840 840	Lease: 12953 Type: REAL Owner #: 107432 Legal: WESTBROOK 2-A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953 .004635 Royalty Interest Category: G1 Railroad #: 12953 Agent: 574
HB1984: The Appraised value of \$840 in 2023 as compared to \$610 in 2018 is a 37.70% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	710 710 710	0 0 0	840 840 840

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 ROAD & BRIDGE GIDDINGS ISD	960 960 960	710 710 710	710 710 710	Lease: 14513 Type: REAL Owner #: 107432 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513 .005428 Royalty Interest Category: G1 Railroad #: 14513 Agent: 574
HB1984: The Appraised value of \$710 in 2023 as compared to \$2,260 in 2018 is a 68.58% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	960 960 960	0 0 0	710 710 710	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,170 1,170 1,170	1,250 1,250 1,250	1,250 1,250 1,250	Lease: 17799 Type: REAL Owner #: 107432 Legal: IRICK LEE POCO LLC AB 17 REEL R J W RRC #17799 .004634 Royalty Interest Category: G1 Railroad #: 17799 Agent: 574
HB1984: The Appraised value of \$1,250 in 2023 as compared to \$1,110 in 2018 is a 12.61% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,170 1,170 1,170	0 0 0	1,250 1,250 1,250	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	1,720 1,720 1,720	1,720 1,720 1,720	Lease: 22963 Type: REAL Owner #: 107432 Legal: GERDES-KNITTLE MAGNOLIA OIL & GAS AB 17 REEL R J W RRC #22963 .003708 Royalty Interest Category: G1 Railroad #: 22963 Agent: 574
HB1984: The Appraised value of \$1,720 in 2023 as compared to \$1,200 in 2018 is a 43.33% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	0 0 0	1,720 1,720 1,720	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	690 690 690	150 150 150	150 150 150	Lease: 23178 Type: REAL Owner #: 107432 Legal: MELANIE #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #23178 .003980 Royalty Interest Category: G1 Railroad #: 23178 Agent: 574
HB1984: The Appraised value of \$150 in 2023 as compared to \$1,120 in 2018 is a 86.61% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	690 690 690	0 0 0	150 150 150	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,370 1,370 1,370	1,650 1,650 1,650	Lease: 157259 Type: REAL Owner #: 107432 Legal: REIM MILTON #1 POCO LLC AB 17 REEL R J W RRC #157259 .004608 Royalty Interest Category: G1 Railroad #: 157259 Agent: 574
HB1984: The Appraised value of \$1,650 in 2023 as compared to \$1,980 in 2018 is a 16.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,370 1,370 1,370	0 0 0	1,650 1,650 1,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,110 1,110 1,110	1,050 1,050 1,050	Lease: 720135 Type: REAL Owner #: 107432 Legal: WESTBROOK W#1A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #225323 .009570 Royalty Interest Category: G1 Railroad #: 225323 Agent: 574
HB1984: The Appraised value of \$1,050 in 2023 as compared to \$1,380 in 2018 is a 23.91% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,110 1,110 1,110	0 0 0	1,050 1,050 1,050

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	6,180	0	7,370	
ROAD & BRIDGE	6,180	0	7,370	
GIDDINGS ISD	3,470	0	2,750	
DIME BOX ISD	2,710	0	4,620	

