

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

832-243-9600

BORTH KATHY TROIANO  
100 WALLIS DR  
AUSTIN TX 78746-4636



**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: 96006 414

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	60 60 60	50 50 50	Lease: 11992 Type: REAL Owner #: 96006 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992  .000060 Royalty Interest Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	0 0 0	50 50 50

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		30	30	Lease: 12039 Type: REAL Owner #: 96006 Legal: STEIN J #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039  .000060 Royalty Interest Category: G1 Railroad #: 12039
ROAD & BRIDGE		30	30	
DIME BOX ISD		30	30	
HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	30
ROAD & BRIDGE		30	0	30
DIME BOX ISD		30	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	20	Lease: 14028 Type: REAL Owner #: 96006 Legal: GREGORY THEODORE MAGNOLIA OIL & GAS AB 197 LOFTIN G B RRC #14028  .000652 Royalty Interest Category: G1 Railroad #: 14028
ROAD & BRIDGE		20	20	
DIME BOX ISD		20	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$110 in 2018 is a 81.82% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	20
ROAD & BRIDGE		20	0	20
DIME BOX ISD		20	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	50	Lease: 18873 Type: REAL Owner #: 96006 Legal: BERNDT B "A" 1/2A/3A MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #18873  .001302 Royalty Interest Category: G1 Railroad #: 18873
ROAD & BRIDGE		40	50	
DIME BOX ISD		40	50	
HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	50
ROAD & BRIDGE		40	0	50
DIME BOX ISD		40	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		450	490	Lease: 24523 Type: REAL Owner #: 96006 Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523  .000457 Royalty Interest Category: G1 Railroad #: 24523
ROAD & BRIDGE		450	490	
DIME BOX ISD		450	490	
HB1984: The Appraised value of \$490 in 2023 as compared to \$450 in 2018 is a 8.89% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		450	0	490
ROAD & BRIDGE		450	0	490
DIME BOX ISD		450	0	490

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	600	0	640		
ROAD & BRIDGE	600	0	640		
DIME BOX ISD	600	0	640		

