

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

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

832-243-9600

WINKELMANN HEATH D  
PO BOX 56  
BURTON TX 77835-0056



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: 94392 4100  
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	10 10 10	10 10 10	Lease: 13601 Type: REAL Owner #: 94392 Legal: COLLINS MYRTLE UNIT MAGNOLIA OIL & GAS AB 98 ESTES A RRC #13601  .003899 Royalty Interest Category: G1 Railroad #: 13601
HB1984: The Appraised value of \$10 in 2023 as compared to \$50 in 2018 is a 80.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	10 10 10

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	80 80 80	90 90 90	Lease: 14380 Type: REAL Owner #: 94392 Legal: DONNA W UNIT 3RE MAGNOLIA OIL & GAS AB 98 ESTES A & 11 HATFIELD BM RRC #14380 LEE 82% WASH 18%  .001968 Royalty Interest Category: G1 Railroad #: 14380  HB1984: The Appraised value of \$90 in 2023 as compared to \$1,120 in 2018 is a 91.96% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,480 1,480 1,480	1,570 1,570 1,570	Lease: 14903 Type: REAL Owner #: 94392 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903  .007061 Royalty Interest Category: G1 Railroad #: 14903  HB1984: The Appraised value of \$1,570 in 2023 as compared to \$3,940 in 2018 is a 60.15% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,480 1,480 1,480	0 0 0	1,570 1,570 1,570

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	220 220 220	Lease: 15131 Type: REAL Owner #: 94392 Legal: DONNA "W" UNIT 1-H W#2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #15131 LEE 89% WASH 11%  .001889 Royalty Interest Category: G1 Railroad #: 15131  HB1984: The Appraised value of \$220 in 2023 as compared to \$370 in 2018 is a 40.54% 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	220 220 220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	220 220 220	230 230 230	Lease: 16116 Type: REAL Owner #: 94392 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116  .000571 Royalty Interest Category: G1 Railroad #: 16116  HB1984: The Appraised value of \$230 in 2023 as compared to \$200 in 2018 is a 15.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	220 220 220	0 0 0	230 230 230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,890 5,890 5,890	12,980 12,980 12,980	Lease: 22223 Type: REAL Owner #: 94392 Legal: RAPPAPORT UNIT MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22223  .014239 Royalty Interest Category: G1 Railroad #: 22223  HB1984: The Appraised value of \$12,980 in 2023 as compared to \$4,970 in 2018 is a 161.17% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,890 5,890 5,890	0 0 0	12,980 12,980 12,980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,010 2,010 2,010	5,290 5,290 5,290	Lease: 22386 Type: REAL Owner #: 94392 Legal: BREDTHAUER UNIT W#2H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22386  .019407 Royalty Interest Category: G1 Railroad #: 22386  HB1984: The Appraised value of \$5,290 in 2023 as compared to \$2,250 in 2018 is a 135.11% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,010 2,010 2,010	0 0 0	5,290 5,290 5,290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10,570 10,570 10,570	40,060 40,060 40,060	Lease: 24507 Type: REAL Owner #: 94392 Legal: BREDTHAUER #2-H UNIT WELL #3H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #24507  .019406 Royalty Interest Category: G1 Railroad #: 24507  HB1984: The Appraised value of \$40,060 in 2023 as compared to \$9,050 in 2018 is a 342.65% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10,570 10,570 10,570	0 0 0	40,060 40,060 40,060

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	20,330	0	60,450		
ROAD & BRIDGE	20,330	0	60,450		
GIDDINGS ISD	20,330	0	60,450		

