

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

832-243-9600

AREA ROYALTY LTD
PO BOX 340309
AUSTIN TX 78734-0006



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: 95649 82

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	450 450 450	330 330 330	Lease: 14513 Type: REAL Owner #: 95649 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513 .002559 Override Royalty Category: G1 Railroad #: 14513
HB1984: The Appraised value of \$330 in 2023 as compared to \$1,060 in 2018 is a 68.87% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	450 450 450	0 0 0	330 330 330

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		1,090	2,020	Lease: 18415 Type: REAL Owner #: 95649
ROAD & BRIDGE		1,090	2,020	Legal: GANTT UNIT 1A RE
GIDDINGS ISD		1,090	2,020	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415
.011250 Override Royalty Category: G1 Railroad #: 18415				
HB1984: The Appraised value of \$2,020 in 2023 as compared to \$2,000 in 2018 is a 1.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,090	0	2,020
ROAD & BRIDGE		1,090	0	2,020
GIDDINGS ISD		1,090	0	2,020

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		260	380	Lease: 19265 Type: REAL Owner #: 95649
ROAD & BRIDGE		260	380	Legal: MCFARLAND
GIDDINGS ISD		260	380	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265
.012500 Override Royalty Category: G1 Railroad #: 19265				
HB1984: The Appraised value of \$380 in 2023 as compared to \$390 in 2018 is a 2.56% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		260	0	380
ROAD & BRIDGE		260	0	380
GIDDINGS ISD		260	0	380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	10	Lease: 121427 Type: REAL Owner #: 95649
ROAD & BRIDGE		60	10	Legal: WATT COLVINS #1A
GIDDINGS ISD		60	10	MAGNOLIA OIL & GAS AB 2 BEST H & 89 DARE G RRC #121427
.011250 Override Royalty Category: G1 Railroad #: 121427				
HB1984: The Appraised value of \$10 in 2023 as compared to \$190 in 2018 is a 94.74% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		60	0	10
ROAD & BRIDGE		60	0	10
GIDDINGS ISD		60	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		310	560	Lease: 145246 Type: REAL Owner #: 95649
ROAD & BRIDGE		310	560	Legal: SHEPARD UNIT #1
DIME BOX ISD	G	120	220	MAGNOLIA OIL & GAS
GIDDINGS ISD		190	340	AB 98 ESTES A RRC #145246
.010000 Override Royalty Category: G1 Railroad #: 145246				
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$560 in 2023 as compared to \$500 in 2018 is a 12.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		310	0	560
ROAD & BRIDGE		310	0	560
DIME BOX ISD		0	220	0
GIDDINGS ISD		190	0	340

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	160 160 160	160 160 160	Lease: 148761 Type: REAL Owner #: 95649 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761 .005351 Override Royalty Category: G1 Railroad #: 148761 HB1984: The Appraised value of \$160 in 2023 as compared to \$210 in 2018 is a 23.81% 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	160 160 160	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	550 550 550	1,010 1,010 1,010	1,010 1,010 1,010	Lease: 720256 Type: REAL Owner #: 95649 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .011250 Override Royalty Category: G1 Railroad #: 18415 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	550 550 550	0 0 0	1,010 1,010 1,010	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	2,800	0	4,470	
ROAD & BRIDGE	2,800	0	4,470	
GIDDINGS ISD	2,680	0	4,250	
DIME BOX ISD	0	220	0	

