

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

LIGHT CAHILL ROYALTIES  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



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: 94479 2268  
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	410 410 410	440 440 440	Lease: 11863 Type: REAL Owner #: 94479 Legal: KUEHN-CARPENTER MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #11863 Agent: 574 .010461 Override Royalty Category: G1 Railroad #: 11863
HB1984: The Appraised value of \$440 in 2023 as compared to \$120 in 2018 is a 266.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	410	0	440
ROAD & BRIDGE	410	0	440
GIDDINGS ISD	410	0	440

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](https://www.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	650 650 650	720 720 720	Lease: 12296 Type: REAL Owner #: 94479 Legal: DUBE UNIT 3 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #12296  .006140 Override Royalty Category: G1 Railroad #: 12296  Agent: 574  HB1984: The Appraised value of \$720 in 2023 as compared to \$450 in 2018 is a 60.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	650 650 650	0 0 0	720 720 720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	470 470 470	Lease: 16575 Type: REAL Owner #: 94479 Legal: BETHANY UNIT MAGNOLIA OIL & GAS AB 273 RUCKER B F RRC #16575  .014352 Override Royalty Category: G1 Railroad #: 16575  Agent: 574  HB1984: The Appraised value of \$470 in 2023 as compared to \$1,360 in 2018 is a 65.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	0 0 0	470 470 470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	140 140 140	Lease: 17889 Type: REAL Owner #: 94479 Legal: MARVIN UNIT MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #17889  .001340 Override Royalty Category: G1 Railroad #: 17889  Agent: 574  HB1984: The Appraised value of \$140 in 2023 as compared to \$110 in 2018 is a 27.27% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	140 140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,880 6,880 6,880	7,360 7,360 7,360	Lease: 17926 Type: REAL Owner #: 94479 Legal: GRIFFIN-PRUEGNER UNIT MAGNOLIA OIL & GAS AB 181 JOHNSON W RRC #17926  .015373 Override Royalty Category: G1 Railroad #: 17926  Agent: 574  HB1984: The Appraised value of \$7,360 in 2023 as compared to \$8,490 in 2018 is a 13.31% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,880 6,880 6,880	0 0 0	7,360 7,360 7,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	12,360 12,360 12,360	7,590 7,590 7,590	Lease: 172403 Type: REAL Owner #: 94479 Legal: ROADRUNNER #3 MAGNOLIA OIL & GAS AB 143 GRIFFIN A RRC #172403  .025000 Override Royalty Category: G1 Railroad #: 172403  Agent: 574  HB1984: The Appraised value of \$7,590 in 2023 as compared to \$8,700 in 2018 is a 12.76% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	12,360 12,360 12,360	0 0 0	7,590 7,590 7,590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	950 950 950	4,940 4,940 4,940	Lease: 172449 Type: REAL Owner #: 94479 Legal: STORK SELMA #2H MAGNOLIA OIL & GAS AB 143 GRIFFIN A RRC #172449  .025000 Override Royalty Category: G1 Railroad #: 172449  Agent: 574  HB1984: The Appraised value of \$4,940 in 2023 as compared to \$1,850 in 2018 is a 167.03% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	950 950 950	0 0 0	4,940 4,940 4,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	480 480 480	Lease: 174140 Type: REAL Owner #: 94479 Legal: SHEPPARD UNIT #1 MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #174140  .020442 Override Royalty Category: G1 Railroad #: 174140  Agent: 574  HB1984: The Appraised value of \$480 in 2023 as compared to \$60 in 2018 is a 700.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	0 0 0	480 480 480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	200 200 200	Lease: 720158 Type: REAL Owner #: 94479 Legal: ROADRUNNER-KNOX UNIT LEEXUS OIL LLC AB 81 DOBBINS JOHN LEAGUE RRC 265996  .011414 Override Royalty Category: G1 Railroad #: 265996  Agent: 574  HB1984: The Appraised value of \$200 in 2023 as compared to \$50 in 2018 is a 300.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	200 200 200

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	21,620	0	22,340		
ROAD & BRIDGE	21,620	0	22,340		
GIDDINGS ISD	21,620	0	22,340		