

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: 95133 2954

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

PHILLIPS FAMILY 2006 ROYALTY A
% CLARKE & COMPANY
13831 NORTHWEST FWY SUITE 440
HOUSTON TX 77040-6024



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	1,070 1,070 1,070	1,270 1,270 1,270	Lease: 12953 Type: REAL Owner #: 95133 Legal: WESTBROOK 2-A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953 Agent: 120 .007000 Override Royalty Category: G1 Railroad #: 12953
HB1984: The Appraised value of \$1,270 in 2023 as compared to \$920 in 2018 is a 38.04% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,070 1,070 1,070	0 0 0	1,270 1,270 1,270

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		3,120	2,290	Lease: 14513 Type: REAL Owner #: 95133
ROAD & BRIDGE		3,120	2,290	Legal: J E T 1RE/2RE
GIDDINGS ISD		3,120	2,290	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513
.017626 Override Royalty Category: G1 Railroad #: 14513 Agent: 120				
HB1984: The Appraised value of \$2,290 in 2023 as compared to \$7,330 in 2018 is a 68.76% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,120	0	2,290
ROAD & BRIDGE		3,120	0	2,290
GIDDINGS ISD		3,120	0	2,290

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	120	Lease: 16828 Type: REAL Owner #: 95133
ROAD & BRIDGE		30	120	Legal: BOEKER ALFRED #1
GIDDINGS ISD		30	120	MAGNOLIA OIL & GAS O AB 19 STEPHENS A R RRC #16828 LEE 20% WASH 80%
.038781 Override Royalty Category: G1 Railroad #: 16828 Agent: 120				
HB1984: The Appraised value of \$120 in 2023 as compared to \$410 in 2018 is a 70.73% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	120
ROAD & BRIDGE		30	0	120
GIDDINGS ISD		30	0	120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		920	2,010	Lease: 19185 Type: REAL Owner #: 95133
ROAD & BRIDGE		920	2,010	Legal: SAENGER UNIT
GIDDINGS ISD		920	2,010	MAGNOLIA OIL & GAS AB 34 BREEDING J RRC #19185
.013961 Override Royalty Category: G1 Railroad #: 19185 Agent: 120				
HB1984: The Appraised value of \$2,010 in 2023 as compared to \$230 in 2018 is a 773.91% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		920	0	2,010
ROAD & BRIDGE		920	0	2,010
GIDDINGS ISD		920	0	2,010

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,820	27,380	Lease: 19277 Type: REAL Owner #: 95133
ROAD & BRIDGE		4,820	27,380	Legal: GENTRY UNIT
GIDDINGS ISD		4,820	27,380	MODERN EXPLORATION AB 11 HATFIELD B M RRC #19277
.091875 Override Royalty Category: G1 Railroad #: 19277 Agent: 120				
HB1984: The Appraised value of \$27,380 in 2023 as compared to \$15,860 in 2018 is a 72.64% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,820	0	27,380
ROAD & BRIDGE		4,820	0	27,380
GIDDINGS ISD		4,820	0	27,380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	360 360 360	550 550 550	Lease: 19650 Type: REAL Owner #: 95133 Legal: BENJAMIN MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #19650 Agent: 120 .007000 Override Royalty Category: G1 Railroad #: 19650 HBI984: The Appraised value of \$550 in 2023 as compared to \$210 in 2018 is a 161.90% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	360 360 360	0 0 0	550 550 550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,770 1,770 1,770	360 360 360	Lease: 121609 Type: REAL Owner #: 95133 Legal: PUNCHARD UNIT #1 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #121609 Agent: 120 .025083 Override Royalty Category: G1 Railroad #: 121609 HBI984: The Appraised value of \$360 in 2023 as compared to \$510 in 2018 is a 29.41% decrease.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,770 1,770 1,770	0 0 0	360 360 360		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	12,090 12,090 12,090	0 0 0	33,980 33,980 33,980		

