

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

WERNER PARTNERSHIP LTD  
3012 GEORGETOWN ST  
HOUSTON TX 77005-3030



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:	93562 3994
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	14,760	18,030	Lease: 12394 Type: REAL Owner #: 93562
ROAD & BRIDGE	14,760	18,030	Legal: HARDWICK-BIGGS #1RE
DIME BOX ISD	14,760	18,030	MAGNOLIA OIL & GAS
			AB 1 AUSTIN S F
			RRC #12394
			.011066 Royalty Interest
			Category: G1
			Railroad #: 12394
HB1984: The Appraised value of \$18,030 in 2023 as compared to \$4,780 in 2018 is a 277.20% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	14,760	0	18,030
ROAD & BRIDGE	14,760	0	18,030
DIME BOX ISD	14,760	0	18,030

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 DIME BOX ISD	3,400 3,400 3,400	5,310 5,310 5,310	Lease: 12560 Type: REAL Owner #: 93562 Legal: JURCEK #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12560  .009167 Royalty Interest Category: G1 Railroad #: 12560  HB1984: The Appraised value of \$5,310 in 2023 as compared to \$1,850 in 2018 is a 187.03% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,400 3,400 3,400	0 0 0	5,310 5,310 5,310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	560 560 560	870 870 870	Lease: 12560 Type: REAL Owner #: 93562 Legal: JURCEK #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12560  .001500 Override Royalty Category: G1 Railroad #: 12560  HB1984: The Appraised value of \$870 in 2023 as compared to \$300 in 2018 is a 190.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	560 560 560	0 0 0	870 870 870

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	60 60 60	Lease: 25100 Type: REAL Owner #: 93562 Legal: HARDWICK-BIGGS #2 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #25100  .011066 Royalty Interest Category: G1 Railroad #: 25100  HB1984: The Appraised value of \$60 in 2023 as compared to \$90 in 2018 is a 33.33% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	43,940 43,940 43,940	58,960 58,960 58,960	Lease: 720241 Type: REAL Owner #: 93562 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .006958 Royalty Interest Category: G1 Railroad #: 27722  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	43,940 43,940 43,940	0 0 0	58,960 58,960 58,960

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	62,680	0	83,230		
ROAD & BRIDGE	62,680	0	83,230		
DIME BOX ISD	62,680	0	83,230		

