

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

HUDETTS BARBARA LIFE ESTATE  
1461 COUNTY ROAD 127  
LEDBETTER TX 78946-7147



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: 97619 1686  
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	9,070 9,070 9,070	10,050 10,050 10,050	Lease: 22560 Type: REAL Owner #: 97619 Legal: MASSEY MAGNOLIA OIL & GAS AB 114 FOLLENSBEE A RRC #22560  .013994 Royalty Interest Category: G1 Railroad #: 22560
HB1984: The Appraised value of \$10,050 in 2023 as compared to \$2,850 in 2018 is a 252.63% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,070 9,070 9,070	0 0 0	10,050 10,050 10,050

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	930 930 930	1,740 1,740 1,740	Lease: 22639 Type: REAL Owner #: 97619 Legal: PARRISH E J MAGNOLIA OIL & GAS AB 352 WILKERSON W L RRC #22639  .016591 Royalty Interest Category: G1 Railroad #: 22639  HB1984: The Appraised value of \$1,740 in 2023 as compared to \$1,970 in 2018 is a 11.68% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	930 930 930	0 0 0	1,740 1,740 1,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	590 590 590	1,750 1,750 1,750	Lease: 22785 Type: REAL Owner #: 97619 Legal: PARRISH 4-H MAGNOLIA OIL & GAS AB 180 JOHNSON W RRC #22785  .021875 Royalty Interest Category: G1 Railroad #: 22785  HB1984: The Appraised value of \$1,750 in 2023 as compared to \$2,880 in 2018 is a 39.24% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	590 590 590	0 0 0	1,750 1,750 1,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	20 20 20	Lease: 175091 Type: REAL Owner #: 97619 Legal: ROST UNIT #1RE MAGNOLIA OIL & GAS AB 387 STANLEY S J RRC #175091  .012969 Royalty Interest Category: G1 Railroad #: 175091  HB1984: The Appraised value of \$20 in 2023 as compared to \$720 in 2018 is a 97.22% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,970 3,970 3,970	4,840 4,840 4,840	Lease: 720188 Type: REAL Owner #: 97619 Legal: ROST-MANN CO-OP UNIT MAGNOLIA OIL & GAS AB 180 JOHNSON W RRC 26749 DP 782791  .006485 Royalty Interest Category: G1 Railroad #: 26749  HB1984: The Appraised value of \$4,840 in 2023 as compared to \$7,290 in 2018 is a 33.61% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,970 3,970 3,970	0 0 0	4,840 4,840 4,840

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	14,580	0	18,400		
ROAD & BRIDGE	14,580	0	18,400		
GIDDINGS ISD	14,580	0	18,400		

