

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

832-243-9600

RUSK CAPITAL MANAGEMENT LLC  
7600 W TIDWELL RD STE 800  
HOUSTON TX 77040-6718



**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: 202300 3215

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	100 100 100	120 120 120	Lease: 12953 Type: REAL Owner #: 202300 Legal: WESTBROOK 2-A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953  .000646 Override Royalty Category: G1 Railroad #: 12953
HB1984: The Appraised value of \$120 in 2023 as compared to \$80 in 2018 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 100	0 0 0	120 120 120

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](http://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		290	210	Lease: 14513 Type: REAL Owner #: 202300
ROAD & BRIDGE		290	210	Legal: J E T 1RE/2RE
GIDDINGS ISD		290	210	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513
.001627 Override Royalty Category: G1 Railroad #: 14513				
HB1984: The Appraised value of \$210 in 2023 as compared to \$680 in 2018 is a 69.12% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		290	0	210
ROAD & BRIDGE		290	0	210
GIDDINGS ISD		290	0	210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			10	Lease: 16828 Type: REAL Owner #: 202300
ROAD & BRIDGE			10	Legal: BOEKER ALFRED #1
GIDDINGS ISD			10	MAGNOLIA OIL & GAS O AB 19 STEPHENS A R RRC #16828 LEE 20% WASH 80%
.003580 Override Royalty Category: G1 Railroad #: 16828				
HB1984: The Appraised value of \$10 in 2023 as compared to \$40 in 2018 is a 75.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	10
ROAD & BRIDGE		0	0	10
GIDDINGS ISD		0	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	190	Lease: 19185 Type: REAL Owner #: 202300
ROAD & BRIDGE		90	190	Legal: SAENGER UNIT
GIDDINGS ISD		90	190	MAGNOLIA OIL & GAS AB 34 BREEDING J RRC #19185
.001289 Override Royalty Category: G1 Railroad #: 19185				
HB1984: The Appraised value of \$190 in 2023 as compared to \$20 in 2018 is a 850.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		90	0	190
ROAD & BRIDGE		90	0	190
GIDDINGS ISD		90	0	190

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		450	2,530	Lease: 19277 Type: REAL Owner #: 202300
ROAD & BRIDGE		450	2,530	Legal: GENTRY UNIT
GIDDINGS ISD		450	2,530	MODERN EXPLORATION AB 11 HATFIELD B M RRC #19277
.008481 Override Royalty Category: G1 Railroad #: 19277				
HB1984: The Appraised value of \$2,530 in 2023 as compared to \$1,460 in 2018 is a 73.29% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		450	0	2,530
ROAD & BRIDGE		450	0	2,530
GIDDINGS ISD		450	0	2,530

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	50	Lease: 19650 Type: REAL Owner #: 202300
ROAD & BRIDGE		30	50	Legal: BENJAMIN
GIDDINGS ISD		30	50	MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #19650
.000646 Override Royalty Category: G1 Railroad #: 19650				
HB1984: The Appraised value of \$50 in 2023 as compared to \$20 in 2018 is a 150.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	50
ROAD & BRIDGE		30	0	50
GIDDINGS ISD		30	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		160	30	Lease: 121609 Type: REAL Owner #: 202300
ROAD & BRIDGE		160	30	Legal: PUNCHARD UNIT #1
GIDDINGS ISD		160	30	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #121609
.002315 Override Royalty Category: G1 Railroad #: 121609				
HB1984: The Appraised value of \$30 in 2023 as compared to \$50 in 2018 is a 40.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		160	0	30
ROAD & BRIDGE		160	0	30
GIDDINGS ISD		160	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	20	Lease: 720219 Type: REAL Owner #: 202300
ROAD & BRIDGE		10	20	Legal: UMLANG-LEHMANN UNIT 1H-3H
GIDDINGS ISD		10	20	CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26560
.000002 Royalty Interest Category: G1 Railroad #: 26560				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	20
ROAD & BRIDGE		10	0	20
GIDDINGS ISD		10	0	20

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	1,130	0	3,160	
ROAD & BRIDGE	1,130	0	3,160	
GIDDINGS ISD	1,130	0	3,160	

