

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

832-243-9600

LEHMANN BOBBY GENE  
2325 FM 180  
LEDBETTER TX 78946-7009



**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: 98212 2201

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	1,010 1,010 1,010	920 920 920	Lease: 17867 Type: REAL Owner #: 98212 Legal: COFFIELD-OSAGE 1RE & 2RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #17867  .010356 Royalty Interest Category: G1 Railroad #: 17867
HB1984: The Appraised value of \$920 in 2023 as compared to \$4,290 in 2018 is a 78.55% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,010 1,010 1,010	0 0 0	920 920 920

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		1,920	3,180	Lease: 18018 Type: REAL Owner #: 98212
ROAD & BRIDGE		1,920	3,180	Legal: GOIN 1H
GIDDINGS ISD		1,920	3,180	LEEXUS OIL LLC AB 196 LAVERMAN L RRC #18018
.062500 Royalty Interest Category: G1 Railroad #: 18018				
HB1984: The Appraised value of \$3,180 in 2023 as compared to \$1,380 in 2018 is a 130.43% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,920	0	3,180
ROAD & BRIDGE		1,920	0	3,180
GIDDINGS ISD		1,920	0	3,180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		460	760	Lease: 18018 Type: REAL Owner #: 98212
ROAD & BRIDGE		460	760	Legal: GOIN 1H
GIDDINGS ISD		460	760	LEEXUS OIL LLC AB 196 LAVERMAN L RRC #18018
.015000 Override Royalty Category: G1 Railroad #: 18018				
HB1984: The Appraised value of \$760 in 2023 as compared to \$330 in 2018 is a 130.30% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		460	0	760
ROAD & BRIDGE		460	0	760
GIDDINGS ISD		460	0	760

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		470	330	Lease: 22110 Type: REAL Owner #: 98212
ROAD & BRIDGE		470	330	Legal: LEHMANN HEIRS OL UNIT 1RE
GIDDINGS ISD		470	330	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110
.000298 Royalty Interest Category: G1 Railroad #: 22110				
HB1984: The Appraised value of \$330 in 2023 as compared to \$210 in 2018 is a 57.14% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		470	0	330
ROAD & BRIDGE		470	0	330
GIDDINGS ISD		470	0	330

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		28,300	19,480	Lease: 22725 Type: REAL Owner #: 98212
ROAD & BRIDGE		28,300	19,480	Legal: BISETT DON
GIDDINGS ISD		28,300	19,480	MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #22725
.041781 Royalty Interest Category: G1 Railroad #: 22725				
HB1984: The Appraised value of \$19,480 in 2023 as compared to \$3,010 in 2018 is a 547.18% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		28,300	0	19,480
ROAD & BRIDGE		28,300	0	19,480
GIDDINGS ISD		28,300	0	19,480

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	30	Lease: 22908 Type: REAL Owner #: 98212 Legal: HOPPE SELMA MAGNOLIA OIL & GAS AB 2 BEST H RRC #22908  .008823 Royalty Interest Category: G1 Railroad #: 22908
ROAD & BRIDGE		40	30	
GIDDINGS ISD		40	30	
HB1984: The Appraised value of \$30 in 2023 as compared to \$4,530 in 2018 is a 99.34% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	30
ROAD & BRIDGE		40	0	30
GIDDINGS ISD		40	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		25,980	18,840	Lease: 25406 Type: REAL Owner #: 98212 Legal: RUTHVEN-BISETT CO-OP UNIT 1 MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406  .022659 Royalty Interest Category: G1 Railroad #: 25406
ROAD & BRIDGE		25,980	18,840	
GIDDINGS ISD		25,980	18,840	
HB1984: The Appraised value of \$18,840 in 2023 as compared to \$10,840 in 2018 is a 73.80% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		25,980	0	18,840
ROAD & BRIDGE		25,980	0	18,840
GIDDINGS ISD		25,980	0	18,840

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,200	2,310	Lease: 720175 Type: REAL Owner #: 98212 Legal: BLACKJACK RANCH UNIT CRESCENT PASS ENERGY AB 12 KINNEY T RRC 26664 DP 777261  .001523 Royalty Interest Category: G1 Railroad #: 26664
ROAD & BRIDGE		2,200	2,310	
GIDDINGS ISD		2,200	2,310	
HB1984: The Appraised value of \$2,310 in 2023 as compared to \$2,000 in 2018 is a 15.50% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,200	0	2,310
ROAD & BRIDGE		2,200	0	2,310
GIDDINGS ISD		2,200	0	2,310

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,580	1,110	Lease: 720249 Type: REAL Owner #: 98212 Legal: LEHMANN HEIRS OL UNIT 2H MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912  .000298 Royalty Interest Category: G1 Railroad #: 22110
ROAD & BRIDGE		1,580	1,110	
GIDDINGS ISD		1,580	1,110	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,580	0	1,110
ROAD & BRIDGE		1,580	0	1,110
GIDDINGS ISD		1,580	0	1,110

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		59,560 59,560 59,560	61,800 61,800 61,800	Lease: 720268 Type: REAL Owner #: 98212 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS  .004205 Royalty Interest Category: G1 Railroad #: 27973	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		59,560 59,560 59,560	0 0 0	61,800 61,800 61,800	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		48,310 48,310 48,310	58,650 58,650 58,650	Lease: 720269 Type: REAL Owner #: 98212 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS  .004205 Royalty Interest Category: G1 Railroad #: 27974	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		48,310 48,310 48,310	0 0 0	58,650 58,650 58,650	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		57,410 57,410 57,410	85,840 85,840 85,840	Lease: 720270 Type: REAL Owner #: 98212 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .004205 Royalty Interest Category: G1 Railroad #: 27975	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		57,410 57,410 57,410	0 0 0	85,840 85,840 85,840	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	227,240	0	253,250	
ROAD & BRIDGE	227,240	0	253,250	
GIDDINGS ISD	227,240	0	253,250	