

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

832-243-9600

PINKSTON INTERESTS LTD
500 N AKARD ST STE 2970
DALLAS TX 75201-6621



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: 94978 2971

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	1,150 1,150 1,150	1,360 1,360 1,360	Lease: 12953 Type: REAL Owner #: 94978 Legal: WESTBROOK 2-A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953 .007500 Override Royalty Category: G1 Railroad #: 12953
HB1984: The Appraised value of \$1,360 in 2023 as compared to \$980 in 2018 is a 38.78% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,150 1,150 1,150	0 0 0	1,360 1,360 1,360

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 GIDDINGS ISD		890 890 890	650 650 650	Lease: 14513 Type: REAL Owner #: 94978 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513 .005013 Override Royalty Category: G1 Railroad #: 14513 HB1984: The Appraised value of \$650 in 2023 as compared to \$2,080 in 2018 is a 68.75% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	890 890 890	0 0 0	650 650 650	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD G		120 120 120	190 190 190	Lease: 17786 Type: REAL Owner #: 94978 Legal: LOUIS "B" MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786 .000385 Override Royalty Category: G1 Railroad #: 17786 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$190 in 2023 as compared to \$130 in 2018 is a 46.15% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 0	0 0 190	190 190 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		70 70 70	140 140 140	Lease: 18415 Type: REAL Owner #: 94978 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .000758 Override Royalty Category: G1 Railroad #: 18415 HB1984: The Appraised value of \$140 in 2023 as compared to \$140 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	140 140 140	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		60 60 60	130 130 130	Lease: 19185 Type: REAL Owner #: 94978 Legal: SAENGER UNIT MAGNOLIA OIL & GAS AB 34 BREEDING J RRC #19185 .000875 Override Royalty Category: G1 Railroad #: 19185 HB1984: The Appraised value of \$130 in 2023 as compared to \$10 in 2018 is a 1200.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	130 130 130	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	30	Lease: 22557 Type: REAL Owner #: 94978 Legal: WEISER MAGNOLIA OIL & GAS AB 293 SCOTT S T RRC 274403 22557 .001894 Override Royalty Category: G1 Railroad #: 274403
ROAD & BRIDGE		10	30	
GIDDINGS ISD		10	30	
HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	30
ROAD & BRIDGE		10	0	30
GIDDINGS ISD		10	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	20	Lease: 148761 Type: REAL Owner #: 94978 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761 .000803 Override Royalty Category: G1 Railroad #: 148761
ROAD & BRIDGE		10	20	
GIDDINGS ISD		10	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$30 in 2018 is a 33.33% decrease.				
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

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	60	Lease: 192205 Type: REAL Owner #: 94978 Legal: HARRELL "E" #1A MAGNOLIA OIL & GAS AB 2 BEST H RRC #192205 .001423 Override Royalty Category: G1 Railroad #: 192205
ROAD & BRIDGE		40	60	
GIDDINGS ISD		40	60	
HB1984: The Appraised value of \$60 in 2023 as compared to \$460 in 2018 is a 86.96% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	60
ROAD & BRIDGE		40	0	60
GIDDINGS ISD		40	0	60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,160	1,100	Lease: 720135 Type: REAL Owner #: 94978 Legal: WESTBROOK W#1A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #225323 .010000 Override Royalty Category: G1 Railroad #: 225323
ROAD & BRIDGE		1,160	1,100	
GIDDINGS ISD		1,160	1,100	
HB1984: The Appraised value of \$1,100 in 2023 as compared to \$1,440 in 2018 is a 23.61% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,160	0	1,100
ROAD & BRIDGE		1,160	0	1,100
GIDDINGS ISD		1,160	0	1,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	40 40 40	70 70 70	Lease: 720256 Type: REAL Owner #: 94978 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .000758 Override Royalty Category: G1 Railroad #: 18415
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	70 70 70

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	3,550	0	3,750
ROAD & BRIDGE	3,550	0	3,750
GIDDINGS ISD	3,430	0	3,560
DIME BOX ISD	0	190	0