

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

832-243-9600

**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: 107395 3571

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

SPRING-WINK PARTNERS LTD  
% C ROBERT WINKLER III PRES  
PO BOX 93  
MIDLAND TX 79702-0093



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 DIME BOX ISD	110 110 110	210 210 210	Lease: 12785 Type: REAL Owner #: 107395 Legal: ZGABAY EDWIN "D" 3RE & 4 MAGNOLIA OIL & GAS AB 152 HALL E H RRC #12785  .000273 Override Royalty Category: G1 Railroad #: 12785
HB1984: The Appraised value of \$210 in 2023 as compared to \$120 in 2018 is a 75.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	0 0 0	210 210 210

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		20	670	Lease: 14371 Type: REAL Owner #: 107395 Legal: SOMMER L C UNITS MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #14371  .000846 Override Royalty Category: G1 Railroad #: 14371
ROAD & BRIDGE		20	670	
GIDDINGS ISD		20	670	
HB1984: The Appraised value of \$670 in 2023 as compared to \$400 in 2018 is a 67.50% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	670
ROAD & BRIDGE		20	0	670
GIDDINGS ISD		20	0	670

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		720	600	Lease: 14516 Type: REAL Owner #: 107395 Legal: LEHMANN IRA J #4 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #14516  .000263 Override Royalty Category: G1 Railroad #: 14516
ROAD & BRIDGE		720	600	
GIDDINGS ISD		720	600	
HB1984: The Appraised value of \$600 in 2023 as compared to \$700 in 2018 is a 14.29% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		720	0	600
ROAD & BRIDGE		720	0	600
GIDDINGS ISD		720	0	600

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		160	110	Lease: 15849 Type: REAL Owner #: 107395 Legal: KIMBERLY UNIT MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #15849  .000375 Override Royalty Category: G1 Railroad #: 15849
ROAD & BRIDGE		160	110	
GIDDINGS ISD		160	110	
HB1984: The Appraised value of \$110 in 2023 as compared to \$200 in 2018 is a 45.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		160	0	110
ROAD & BRIDGE		160	0	110
GIDDINGS ISD		160	0	110

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	50	Lease: 22110 Type: REAL Owner #: 107395 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110  .000040 Override Royalty Category: G1 Railroad #: 22110
ROAD & BRIDGE		60	50	
GIDDINGS ISD		60	50	
HB1984: The Appraised value of \$50 in 2023 as compared to \$30 in 2018 is a 66.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		60	0	50
ROAD & BRIDGE		60	0	50
GIDDINGS ISD		60	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	40 40 40	40 40 40	Lease: 22200 Type: REAL Owner #: 107395 Legal: BOWERS MAGNOLIA OIL & GAS AB 152 HALL E H RRC #22200  .000698 Override Royalty Category: G1 Railroad #: 22200  HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.
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	40 40 40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD			10 10 10	Lease: 22266 Type: REAL Owner #: 107395 Legal: WEEKS-LEHMANN UNIT W1 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #22266  .000020 Override Royalty Category: G1 Railroad #: 22266  HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	10 10 10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	130 130 130	130 130 130	Lease: 22317 Type: REAL Owner #: 107395 Legal: LEHMANN IRA #2RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #22317 LEE 91.7%  .000331 Override Royalty Category: G1 Railroad #: 22317  HB1984: The Appraised value of \$130 in 2023 as compared to \$470 in 2018 is a 72.34% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	130 130 130	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	270 270 270	300 300 300	300 300 300	Lease: 200509 Type: REAL Owner #: 107395 Legal: BOWERS J A ESTATE #2 MAGNOLIA OIL & GAS AB 152 HALL E H RRC #200509  .000859 Override Royalty Category: G1 Railroad #: 200509  HB1984: The Appraised value of \$300 in 2023 as compared to \$140 in 2018 is a 114.29% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	270 270 270	0 0 0	300 300 300	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		140	220	Lease: 720189 Type: REAL Owner #: 107395
ROAD & BRIDGE		140	220	Legal: WEEKS-LEHMANN UNIT W2
GIDDINGS ISD		140	220	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 22266 DP 786023
.000175 Override Royalty Category: G1 Railroad #: 22266				
HB1984: The Appraised value of \$220 in 2023 as compared to \$430 in 2018 is a 48.84% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		140	0	220
ROAD & BRIDGE		140	0	220
GIDDINGS ISD		140	0	220

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		210	150	Lease: 720249 Type: REAL Owner #: 107395
ROAD & BRIDGE		210	150	Legal: LEHMANN HEIRS OL UNIT 2H
GIDDINGS ISD		210	150	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912
.000040 Override Royalty Category: G1 Railroad #: 22110				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		210	0	150
ROAD & BRIDGE		210	0	150
GIDDINGS ISD		210	0	150

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	1,760	0	2,490	
ROAD & BRIDGE	1,760	0	2,490	
DIME BOX ISD	400	0	550	
GIDDINGS ISD	1,360	0	1,940	