

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

832-243-9600

DUBE PEGGY  
375 E BRENHAM ST  
GIDDINGS TX 78942-2701



**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: 96714 956

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	860 860 860	940 940 940	Lease: 12296 Type: REAL Owner #: 96714 Legal: DUBE UNIT 3 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #12296  .008088 Royalty Interest Category: G1 Railroad #: 12296
HB1984: The Appraised value of \$940 in 2023 as compared to \$590 in 2018 is a 59.32% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	860 860 860	0 0 0	940 940 940

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		190	220	Lease: 13388 Type: REAL Owner #: 96714
ROAD & BRIDGE		190	220	Legal: OLEY UNIT 2
DIME BOX ISD	G	190	220	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388
.001108 Royalty Interest Category: G1 Railroad #: 13388				
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$220 in 2023 as compared to \$250 in 2018 is a 12.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		190	0	220
ROAD & BRIDGE		190	0	220
DIME BOX ISD		0	220	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,140	560	Lease: 14971 Type: REAL Owner #: 96714
ROAD & BRIDGE		1,140	560	Legal: GUELKER UNIT F -M-
GIDDINGS ISD		1,140	560	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971
.010123 Royalty Interest Category: G1 Railroad #: 14971				
HB1984: The Appraised value of \$560 in 2023 as compared to \$3,360 in 2018 is a 83.33% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,140	0	560
ROAD & BRIDGE		1,140	0	560
GIDDINGS ISD		1,140	0	560

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,820	1,550	Lease: 18984 Type: REAL Owner #: 96714
ROAD & BRIDGE		1,820	1,550	Legal: PAMELA 1RE & 2RE
GIDDINGS ISD		1,820	1,550	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%
.001472 Royalty Interest Category: G1 Railroad #: 18984				
HB1984: The Appraised value of \$1,550 in 2023 as compared to \$1,740 in 2018 is a 10.92% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,820	0	1,550
ROAD & BRIDGE		1,820	0	1,550
GIDDINGS ISD		1,820	0	1,550

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	400	Lease: 19867 Type: REAL Owner #: 96714
ROAD & BRIDGE		40	400	Legal: LEHMANN QUINTUS
GIDDINGS ISD		40	400	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #19867
.028125 Royalty Interest Category: G1 Railroad #: 19867				
HB1984: The Appraised value of \$400 in 2023 as compared to \$190 in 2018 is a 110.53% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	400
ROAD & BRIDGE		40	0	400
GIDDINGS ISD		40	0	400

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,090	2,860	Lease: 20708 Type: REAL Owner #: 96714
ROAD & BRIDGE		1,090	2,860	Legal: DUBE #1
GIDDINGS ISD		1,090	2,860	MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #20708
.034108 Royalty Interest Category: G1 Railroad #: 20708				
HB1984: The Appraised value of \$2,860 in 2023 as compared to \$2,110 in 2018 is a 35.55% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,090	0	2,860
ROAD & BRIDGE		1,090	0	2,860
GIDDINGS ISD		1,090	0	2,860

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		100	110	Lease: 21859 Type: REAL Owner #: 96714
ROAD & BRIDGE		100	110	Legal: VESTA
GIDDINGS ISD		100	110	TEX-LEE OPERATING CO AB 207 MANCHA J F RRC #21859
.001736 Royalty Interest Category: G1 Railroad #: 21859				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		100	0	110
ROAD & BRIDGE		100	0	110
GIDDINGS ISD		100	0	110

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	30	Lease: 22106 Type: REAL Owner #: 96714
ROAD & BRIDGE		10	30	Legal: NAILS CREEK
GIDDINGS ISD		10	30	MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #22106
.010123 Royalty Interest Category: G1 Railroad #: 22106				
No 2018 Hist				
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		640	450	Lease: 22110 Type: REAL Owner #: 96714
ROAD & BRIDGE		640	450	Legal: LEHMANN HEIRS OL UNIT 1RE
GIDDINGS ISD		640	450	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110
.000406 Royalty Interest Category: G1 Railroad #: 22110				
HB1984: The Appraised value of \$450 in 2023 as compared to \$280 in 2018 is a 60.71% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		640	0	450
ROAD & BRIDGE		640	0	450
GIDDINGS ISD		640	0	450

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,510	12,930	Lease: 22367 Type: REAL Owner #: 96714
ROAD & BRIDGE		1,510	12,930	Legal: RANDOLPH
GIDDINGS ISD		1,510	12,930	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22367
.009584 Royalty Interest Category: G1 Railroad #: 22367				
HB1984: The Appraised value of \$12,930 in 2023 as compared to \$11,300 in 2018 is a 14.42% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,510	0	12,930
ROAD & BRIDGE		1,510	0	12,930
GIDDINGS ISD		1,510	0	12,930

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	380	Lease: 22558 Type: REAL Owner #: 96714
ROAD & BRIDGE		10	380	Legal: TURNER RUBY UNIT
GIDDINGS ISD		10	380	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #22558
.004970 Royalty Interest Category: G1 Railroad #: 22558				
HB1984: The Appraised value of \$380 in 2023 as compared to \$400 in 2018 is a 5.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	380
ROAD & BRIDGE		10	0	380
GIDDINGS ISD		10	0	380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	10	Lease: 23334 Type: REAL Owner #: 96714
ROAD & BRIDGE		10	10	Legal: LEHMANN-BLUME 1RE
GIDDINGS ISD		10	10	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334
.000031 Royalty Interest Category: G1 Railroad #: 23334				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	10
ROAD & BRIDGE		10	0	10
GIDDINGS ISD		10	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	60	Lease: 114484 Type: REAL Owner #: 96714
ROAD & BRIDGE		10	60	Legal: DUBE WALTER #1
DIME BOX ISD	G	10	60	LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #114484
.018750 Royalty Interest Category: G1 Railroad #: 114484				
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$60 in 2023 as compared to \$1,370 in 2018 is a 95.62% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	60
ROAD & BRIDGE		10	0	60
DIME BOX ISD		0	60	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		2,160 2,160 2,160	1,510 1,510 1,510	Lease: 720249 Type: REAL Owner #: 96714 Legal: LEHMANN HEIRS OL UNIT 2H MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912  .000406 Royalty Interest Category: G1 Railroad #: 22110	
No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		2,160 2,160 2,160	0 0 0	1,510 1,510 1,510	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		20,640 20,640 20,640	21,420 21,420 21,420	Lease: 720268 Type: REAL Owner #: 96714 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS  .001457 Royalty Interest Category: G1 Railroad #: 27973	
No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		20,640 20,640 20,640	0 0 0	21,420 21,420 21,420	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		16,740 16,740 16,740	20,320 20,320 20,320	Lease: 720269 Type: REAL Owner #: 96714 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS  .001457 Royalty Interest Category: G1 Railroad #: 27974	
No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		16,740 16,740 16,740	0 0 0	20,320 20,320 20,320	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		19,900 19,900 19,900	29,750 29,750 29,750	Lease: 720270 Type: REAL Owner #: 96714 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .001457 Royalty Interest Category: G1 Railroad #: 27975	
No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		19,900 19,900 19,900	0 0 0	29,750 29,750 29,750	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist			1,240 1,240 1,240	Lease: 720275 Type: REAL Owner #: 96714 Legal: BOONE C W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27997 LEE6%/FAY2%/WAS92%  .001030 Royalty Interest Category: G1 Railroad #: 27997	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		0 0 0	0 0 0	1,240 1,240 1,240	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist			940 940 940	Lease: 720276 Type: REAL Owner #: 96714 Legal: BOONE D W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27985 LEE6%/FAY2%/WAS92%  .001030 Royalty Interest Category: G1 Railroad #: 27985	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		0 0 0	0 0 0	940 940 940	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	66,870	0	95,680		
ROAD & BRIDGE	66,870	0	95,680		
GIDDINGS ISD	66,670	0	95,400		
DIME BOX ISD	0	280	0		