

832-243-9600

APPAISAL 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: 200213 682

VISIT [WWW.PANDAI.COM](http://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		310	640	Lease: 14203 Type: REAL Owner #: 200213	
ROAD & BRIDGE		310	640	Legal: KING #8RE	
GIDDINGS ISD		310	640	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC 291715 14203	
HB1984: The Appraised value of \$640 in 2023			as compared to	\$5,400 in 2018 is a 88.15% decrease.	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY	310	0	640		
ROAD & BRIDGE	310	0	640		
GIDDINGS ISD	310	0	640		

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](https://www.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	3,430 3,430 3,430	3,950 3,950 3,950	Lease: 16802 Type: REAL Owner #: 200213 Legal: E-C-F OIL UNIT 1RE MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #16802  .012647 Royalty Interest Category: G1 Railroad #: 16802  HB1984: The Appraised value of \$3,950 in 2023 as compared to \$5,660 in 2018 is a 30.21% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,430 3,430 3,430	0 0 0	3,950 3,950 3,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,360 1,360 1,360	1,560 1,560 1,560	Lease: 16802 Type: REAL Owner #: 200213 Legal: E-C-F OIL UNIT 1RE MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #16802  .005000 Override Royalty Category: G1 Railroad #: 16802  HB1984: The Appraised value of \$1,560 in 2023 as compared to \$2,240 in 2018 is a 30.36% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,360 1,360 1,360	0 0 0	1,560 1,560 1,560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	10 10 10	Lease: 22323 Type: REAL Owner #: 200213 Legal: E-C-F OIL UNIT 2 MAGNOLIA OIL & GAS AB 309 SPENCE J S RRC #22323  .009678 Royalty Interest Category: G1 Railroad #: 22323  HB1984: The Appraised value of \$10 in 2023 as compared to \$90 in 2018 is a 88.89% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20,820 20,820 20,820	15,010 15,010 15,010	Lease: 22444 Type: REAL Owner #: 200213 Legal: CAMERON MAMIE UNIT 1 MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #22444  .020787 Royalty Interest Category: G1 Railroad #: 22444  HB1984: The Appraised value of \$15,010 in 2023 as compared to \$1,810 in 2018 is a 729.28% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20,820 20,820 20,820	0 0 0	15,010 15,010 15,010

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30,550 30,550 30,550	38,270 38,270 38,270	Lease: 22513 Type: REAL Owner #: 200213 Legal: DUKE MAGNOLIA OIL & GAS AB 125 FREEMAN T RRC #22513  .066667 Royalty Interest Category: G1 Railroad #: 22513  HB1984: The Appraised value of \$38,270 in 2023 as compared to \$31,660 in 2018 is a 20.88% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30,550 30,550 30,550	0 0 0	38,270 38,270 38,270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	580 580 580	1,650 1,650 1,650	Lease: 25604 Type: REAL Owner #: 200213 Legal: EDGMON-CAMERON "A" MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #25604  .020833 Royalty Interest Category: G1 Railroad #: 25604  HB1984: The Appraised value of \$1,650 in 2023 as compared to \$1,620 in 2018 is a 1.85% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	580 580 580	0 0 0	1,650 1,650 1,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,450 1,450 1,450	2,240 2,240 2,240	Lease: 25606 Type: REAL Owner #: 200213 Legal: EDGMON-CAMERON "C" 10H MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #25606  .020833 Royalty Interest Category: G1 Railroad #: 25606  HB1984: The Appraised value of \$2,240 in 2023 as compared to \$5,980 in 2018 is a 62.54% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,450 1,450 1,450	0 0 0	2,240 2,240 2,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	18,000 18,000 18,000	4,550 4,550 4,550	Lease: 720253 Type: REAL Owner #: 200213 Legal: CAMERON RANCH UNIT 1H MAGNOLIA OIL & GAS AB 18 SPARKS M RRC 27791  .018895 Royalty Interest Category: G1 Railroad #: 27791  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	18,000 18,000 18,000	0 0 0	4,550 4,550 4,550

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	76,530	0	67,880		
ROAD & BRIDGE	76,530	0	67,880		
GIDDINGS ISD	76,530	0	67,880		