

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: 201994 611

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

CAVANAUGH LINDA L  
1230 COUNTY ROAD 113  
CLYDE TX 79510-4930



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	1,680 1,680 1,680	1,160 1,160 1,160	Lease: 22725 Type: REAL Owner #: 201994 Legal: BISETT DON MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #22725  .002484 Royalty Interest Category: G1 Railroad #: 22725
HB1984: The Appraised value of \$1,160 in 2023 as compared to \$110 in 2018 is a 954.55% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,680 1,680 1,680	0 0 0	1,160 1,160 1,160

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		1,540	1,120	Lease: 25406 Type: REAL Owner #: 201994 Legal: RUTHVEN-BISETT CO-OP UNIT 1 MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406  .001347 Royalty Interest Category: G1 Railroad #: 25406
ROAD & BRIDGE		1,540	1,120	
GIDDINGS ISD		1,540	1,120	
HB1984: The Appraised value of \$1,120 in 2023 as compared to \$390 in 2018 is a 187.18% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,540	0	1,120
ROAD & BRIDGE		1,540	0	1,120
GIDDINGS ISD		1,540	0	1,120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,040	2,120	Lease: 720268 Type: REAL Owner #: 201994 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS  .000144 Royalty Interest Category: G1 Railroad #: 27973
ROAD & BRIDGE		2,040	2,120	
GIDDINGS ISD		2,040	2,120	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,040	0	2,120
ROAD & BRIDGE		2,040	0	2,120
GIDDINGS ISD		2,040	0	2,120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,650	2,010	Lease: 720269 Type: REAL Owner #: 201994 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS  .000144 Royalty Interest Category: G1 Railroad #: 27974
ROAD & BRIDGE		1,650	2,010	
GIDDINGS ISD		1,650	2,010	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,650	0	2,010
ROAD & BRIDGE		1,650	0	2,010
GIDDINGS ISD		1,650	0	2,010

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,970	2,940	Lease: 720270 Type: REAL Owner #: 201994 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .000144 Royalty Interest Category: G1 Railroad #: 27975
ROAD & BRIDGE		1,970	2,940	
GIDDINGS ISD		1,970	2,940	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,970	0	2,940
ROAD & BRIDGE		1,970	0	2,940
GIDDINGS ISD		1,970	0	2,940

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	8,880	0	9,350		
ROAD & BRIDGE	8,880	0	9,350		
GIDDINGS ISD	8,880	0	9,350		

