

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

832-243-9600

JERVIS CAEDON WAYNE  
PO BOX 352  
GIDDINGS TX 78942



**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: 200225 1827

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	520 520 520	380 380 380	Lease: 15 Type: REAL Owner #: 200225 Legal: SACKS SYLVIA UNIT W#4RE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800  .000821 Royalty Interest Category: G1 Railroad #: 20800
HB1984: The Appraised value of \$380 in 2023 as compared to \$280 in 2018 is a 35.71% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	520 520 520	0 0 0	380 380 380

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		10	40	Lease: 14625 Type: REAL Owner #: 200225
ROAD & BRIDGE		10	40	Legal: SIEGMUND LLOYD UNIT
GIDDINGS ISD		10	40	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #14625
.000689 Royalty Interest Category: G1 Railroad #: 14625				
HB1984: The Appraised value of \$40 in 2023 as compared to \$50 in 2018 is a 20.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	40
ROAD & BRIDGE		10	0	40
GIDDINGS ISD		10	0	40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	60	Lease: 14626 Type: REAL Owner #: 200225
ROAD & BRIDGE		10	60	Legal: LALLINGER E MICHAEL
GIDDINGS ISD		10	60	MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626
.000521 Royalty Interest Category: G1 Railroad #: 14626				
HB1984: The Appraised value of \$60 in 2023 as compared to \$50 in 2018 is a 20.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	60
ROAD & BRIDGE		10	0	60
GIDDINGS ISD		10	0	60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	20	Lease: 14971 Type: REAL Owner #: 200225
ROAD & BRIDGE		40	20	Legal: GUELKER UNIT F -M-
GIDDINGS ISD		40	20	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971
.000377 Royalty Interest Category: G1 Railroad #: 14971				
HB1984: The Appraised value of \$20 in 2023 as compared to \$130 in 2018 is a 84.62% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	20
ROAD & BRIDGE		40	0	20
GIDDINGS ISD		40	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		610	980	Lease: 16158 Type: REAL Owner #: 200225
ROAD & BRIDGE		610	980	Legal: DELLA
DIME BOX ISD		490	790	MAGNOLIA OIL & GAS
GIDDINGS ISD		120	200	AB 81 DOBBINS J RRC #16158
.001042 Royalty Interest Category: G1 Railroad #: 16158				
HB1984: The Appraised value of \$980 in 2023 as compared to \$790 in 2018 is a 24.05% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		610	0	980
ROAD & BRIDGE		610	0	980
DIME BOX ISD		490	0	790
GIDDINGS ISD		120	0	200

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		110	260	Lease: 16660 Type: REAL Owner #: 200225
ROAD & BRIDGE		110	260	Legal: ERNEST "T"
GIDDINGS ISD		110	260	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16660
.000765 Royalty Interest Category: G1 Railroad #: 16660				
HB1984: The Appraised value of \$260 in 2023 as compared to \$200 in 2018 is a 30.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		110	0	260
ROAD & BRIDGE		110	0	260
GIDDINGS ISD		110	0	260

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		120	230	Lease: 17123 Type: REAL Owner #: 200225
ROAD & BRIDGE		120	230	Legal: STUERMER E P "A"
GIDDINGS ISD		120	230	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #17123
.002083 Royalty Interest Category: G1 Railroad #: 17123				
HB1984: The Appraised value of \$230 in 2023 as compared to \$120 in 2018 is a 91.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		120	0	230
ROAD & BRIDGE		120	0	230
GIDDINGS ISD		120	0	230

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	230	Lease: 19461 Type: REAL Owner #: 200225
ROAD & BRIDGE		170	230	Legal: PATSY
GIDDINGS ISD		170	230	LEEXUS OIL LLC AB 81 DOBBINS J RRC #19461
.002083 Royalty Interest Category: G1 Railroad #: 19461				
HB1984: The Appraised value of \$230 in 2023 as compared to \$110 in 2018 is a 109.09% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	230
ROAD & BRIDGE		170	0	230
GIDDINGS ISD		170	0	230

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	50	Lease: 22538 Type: REAL Owner #: 200225
ROAD & BRIDGE		50	50	Legal: SYLVIA
GIDDINGS ISD		50	50	MAGNOLIA OIL & GAS AB 196 LAVERMAN L RRC #22538
.001836 Royalty Interest Category: G1 Railroad #: 22538				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	50
ROAD & BRIDGE		50	0	50
GIDDINGS ISD		50	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,420	1,460	Lease: 22589 Type: REAL Owner #: 200225
ROAD & BRIDGE		1,420	1,460	Legal: BRENDA
GIDDINGS ISD		1,420	1,460	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #22589
.001743 Royalty Interest Category: G1 Railroad #: 22589				
HB1984: The Appraised value of \$1,460 in 2023 as compared to \$1,410 in 2018 is a 3.55% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,420	0	1,460
ROAD & BRIDGE		1,420	0	1,460
GIDDINGS ISD		1,420	0	1,460

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	150	Lease: 83554 Type: REAL Owner #: 200225
ROAD & BRIDGE		40	150	Legal: HAWN
GIDDINGS ISD		40	150	LEEXUS OIL LLC AB 207 MANCHA J F RRC #083554
.002083 Royalty Interest Category: G1 Railroad #: 26011				
HB1984: The Appraised value of \$150 in 2023 as compared to \$160 in 2018 is a 6.25% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	150
ROAD & BRIDGE		40	0	150
GIDDINGS ISD		40	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	50	Lease: 107539 Type: REAL Owner #: 200225
ROAD & BRIDGE		40	50	Legal: TWO FINGERS -A- #2
GIDDINGS ISD		40	50	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107539
.000731 Royalty Interest Category: G1 Railroad #: 107539				
HB1984: The Appraised value of \$50 in 2023 as compared to \$70 in 2018 is a 28.57% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	50
ROAD & BRIDGE		40	0	50
GIDDINGS ISD		40	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			30	Lease: 108670 Type: REAL Owner #: 200225
ROAD & BRIDGE			30	Legal: KIMBERLY #1
GIDDINGS ISD			30	CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670
.001302 Royalty Interest Category: G1 Railroad #: 108670				
HB1984: The Appraised value of \$30 in 2023 as compared to \$30 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	30
ROAD & BRIDGE		0	0	30
GIDDINGS ISD		0	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		670	830	Lease: 108671 Type: REAL Owner #: 200225 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008  .000657 Royalty Interest Category: G1 Railroad #: 26008
ROAD & BRIDGE		670	830	
GIDDINGS ISD		670	830	
HB1984: The Appraised value of \$830 in 2023 as compared to \$740 in 2018 is a 12.16% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		670	0	830
ROAD & BRIDGE		670	0	830
GIDDINGS ISD		670	0	830

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		400	550	Lease: 222130 Type: REAL Owner #: 200225 Legal: DODIE 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #222130  .002083 Royalty Interest Category: G1 Railroad #: 222130
ROAD & BRIDGE		400	550	
GIDDINGS ISD		400	550	
HB1984: The Appraised value of \$550 in 2023 as compared to \$210 in 2018 is a 161.90% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		400	0	550
ROAD & BRIDGE		400	0	550
GIDDINGS ISD		400	0	550

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		120	880	Lease: 720137 Type: REAL Owner #: 200225 Legal: SHORTY W#1 MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #226538  .002083 Royalty Interest Category: G1 Railroad #: 226538
ROAD & BRIDGE		120	880	
GIDDINGS ISD		120	880	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		120	0	880
ROAD & BRIDGE		120	0	880
GIDDINGS ISD		120	0	880

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,230	1,960	Lease: 720231 Type: REAL Owner #: 200225 Legal: COCCOLITH A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27518 DP 840502  .002083 Royalty Interest Category: G1 Railroad #: 27518
ROAD & BRIDGE		2,230	1,960	
GIDDINGS ISD		2,230	1,960	
CUMMINGS CREEK		2,230	1,960	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,230	0	1,960
ROAD & BRIDGE		2,230	0	1,960
GIDDINGS ISD		2,230	0	1,960
CUMMINGS CREEK		2,230	0	1,960

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK  No 2018 Hist		3,360 3,360 3,360 3,360	3,550 3,550 3,550 3,550	Lease: 720232 Type: REAL Owner #: 200225 Legal: MOLLUSC A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27504 DP 840503  .002083 Royalty Interest Category: G1 Railroad #: 27504	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK		3,360 3,360 3,360 3,360	0 0 0 0	3,550 3,550 3,550 3,550	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK  No 2018 Hist			20 20 20 10	Lease: 720259 Type: REAL Owner #: 200225 Legal: STATLER IRONROC ENERGY AB 165 DEWITT G LEE@23% RRC 22161 FAY@77%  .000031 Royalty Interest Category: G1 Railroad #: 22161	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK		0 0 0 0	0 0 0 0	20 20 20 10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		160 160 160	160 160 160	Lease: 720268 Type: REAL Owner #: 200225 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS  .000011 Royalty Interest Category: G1 Railroad #: 27973	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		160 160 160	0 0 0	160 160 160	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		130 130 130	150 150 150	Lease: 720269 Type: REAL Owner #: 200225 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS  .000011 Royalty Interest Category: G1 Railroad #: 27974	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		130 130 130	0 0 0	150 150 150	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	150 150 150	220 220 220	Lease: 720270 Type: REAL Owner #: 200225 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .000011 Royalty Interest Category: G1 Railroad #: 27975
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	0 0 0	220 220 220

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	10,360	0	12,260
ROAD & BRIDGE	10,360	0	12,260
GIDDINGS ISD	9,870	0	11,480
DIME BOX ISD	490	0	790
CUMMINGS CREEK	5,590	0	5,520

