

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

832-243-9600

FENN BILL  
PO BOX 1757  
ROSWELL NM 88202-1757



**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: 96912 1121

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	80 80 80	60 60 60	Lease: 18512 Type: REAL Owner #: 96912 Legal: LUCKY "v" TEX-LEE OPERATING CO AB 118 FROST D RRC #18512  .005189 Override Royalty Category: G1 Railroad #: 18512
HB1984: The Appraised value of \$60 in 2023 as compared to \$320 in 2018 is a 81.25% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	60 60 60

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		970	2,050	Lease: 19324 Type: REAL Owner #: 96912
ROAD & BRIDGE		970	2,050	Legal: BELL CAROL
GIDDINGS ISD		970	2,050	TRIVISTA OPERATING AB 284 SNEED J H RRC #19324
.014973 Override Royalty Category: G1 Railroad #: 19324				
HB1984: The Appraised value of \$2,050 in 2023 as compared to \$130 in 2018 is a 1476.92% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		970	0	2,050
ROAD & BRIDGE		970	0	2,050
GIDDINGS ISD		970	0	2,050

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,500	1,790	Lease: 22999 Type: REAL Owner #: 96912
ROAD & BRIDGE		1,500	1,790	Legal: FENN RANCH UNIT
DIME BOX ISD		1,500	1,790	MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #22999
.005111 Royalty Interest Category: G1 Railroad #: 22999				
HB1984: The Appraised value of \$1,790 in 2023 as compared to \$2,500 in 2018 is a 28.40% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,500	0	1,790
ROAD & BRIDGE		1,500	0	1,790
DIME BOX ISD		1,500	0	1,790

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,990	4,700	Lease: 25442 Type: REAL Owner #: 96912
ROAD & BRIDGE		1,990	4,700	Legal: FENN RANCH E #1H
DIME BOX ISD		1,990	4,700	APACHE CORPORATION AB 183 KENNERLY E RRC #25442
.005292 Royalty Interest Category: G1 Railroad #: 25442				
HB1984: The Appraised value of \$4,700 in 2023 as compared to \$190 in 2018 is a 2373.68% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,990	0	4,700
ROAD & BRIDGE		1,990	0	4,700
DIME BOX ISD		1,990	0	4,700

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		270	370	Lease: 720152 Type: REAL Owner #: 96912
ROAD & BRIDGE		270	370	Legal: HARRISON UNIT 2H
LEXINGTON ISD		270	370	CRESCENT PASS ENERGY AB 221 MITCHELL A S RRC 26122
.002560 Override Royalty Category: G1 Railroad #: 26122				
HB1984: The Appraised value of \$370 in 2023 as compared to \$210 in 2018 is a 76.19% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		270	0	370
ROAD & BRIDGE		270	0	370
LEXINGTON ISD		270	0	370

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,510	6,830	Lease: 720163 Type: REAL Owner #: 96912
ROAD & BRIDGE		6,510	6,830	Legal: BALL UNIT
GIDDINGS ISD		6,510	6,830	CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26340 COMP 1.8.12
.002730 Override Royalty Category: G1 Railroad #: 26340				
HB1984: The Appraised value of \$6,830 in 2023 as compared to \$740 in 2018 is a 822.97% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,510	0	6,830
ROAD & BRIDGE		6,510	0	6,830
GIDDINGS ISD		6,510	0	6,830

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,000	1,040	Lease: 720164 Type: REAL Owner #: 96912
ROAD & BRIDGE		1,000	1,040	Legal: TRAPPER UNIT 9A
GIDDINGS ISD		1,000	1,040	MAGNOLIA OIL & GAS AB 284 SNEED J H RRC 26375 DP 745939
.001346 Override Royalty Category: G1 Railroad #: 26375				
HB1984: The Appraised value of \$1,040 in 2023 as compared to \$1,360 in 2018 is a 23.53% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,000	0	1,040
ROAD & BRIDGE		1,000	0	1,040
GIDDINGS ISD		1,000	0	1,040

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,250	3,260	Lease: 720172 Type: REAL Owner #: 96912
ROAD & BRIDGE		3,250	3,260	Legal: FREEMAN UNIT
LEXINGTON ISD		3,250	3,260	CRESCENT PASS ENERGY AB 174 JOHNSON J F RRC 26377
.001918 Override Royalty Category: G1 Railroad #: 26377				
HB1984: The Appraised value of \$3,260 in 2023 as compared to \$1,940 in 2018 is a 68.04% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,250	0	3,260
ROAD & BRIDGE		3,250	0	3,260
LEXINGTON ISD		3,250	0	3,260

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		8,490	7,780	Lease: 720179 Type: REAL Owner #: 96912
ROAD & BRIDGE		8,490	7,780	Legal: KNOBLOCH UNIT W#1H-2H
DIME BOX ISD		8,070	7,390	CRESCENT PASS ENERGY
LEXINGTON ISD		430	390	AB 15 PETERSON N RRC 26667
.004582 Royalty Interest Category: G1 Railroad #: 26667				
HB1984: The Appraised value of \$7,780 in 2023 as compared to \$1,160 in 2018 is a 570.69% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		8,490	0	7,780
ROAD & BRIDGE		8,490	0	7,780
DIME BOX ISD		8,070	0	7,390
LEXINGTON ISD		430	0	390

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		11,630 11,630 11,630	21,900 21,900 21,900	Lease: 720185 Type: REAL Owner #: 96912 Legal: GOLD 107 CHESAPEAKE OPERATING AB 1 AUSTIN S F RRC 26761 DP 779974  .004847 Override Royalty Category: G1 Railroad #: 26761
HB1984: The Appraised value of \$21,900 in 2023 as compared to \$27,940 in 2018 is a 21.62% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		11,630 11,630 11,630	0 0 0	21,900 21,900 21,900

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		14,540 14,540 14,540	22,050 22,050 22,050	Lease: 720222 Type: REAL Owner #: 96912 Legal: DISMUKES EF UNIT 1 CHESAPEAKE OPERATING AB 3 BIRD T RRC 27435 DP 833976  .004441 Override Royalty Category: G1 Railroad #: 27435
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		14,540 14,540 14,540	0 0 0	22,050 22,050 22,050

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		8,260 8,260 8,260	6,600 6,600 6,600	Lease: 720223 Type: REAL Owner #: 96912 Legal: BIEBERSTEIN EF UNIT 1 CHESAPEAKE OPERATING AB 3 BIRD T RRC 27440 DP 833977  .001329 Override Royalty Category: G1 Railroad #: 27440
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		8,260 8,260 8,260	0 0 0	6,600 6,600 6,600

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		2,090 2,090 2,090	2,420 2,420 2,420	Lease: 720234 Type: REAL Owner #: 96912 Legal: GALLANT FOX UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27567 DP 843563  .001559 Override Royalty Category: G1 Railroad #: 27567
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		2,090 2,090 2,090	0 0 0	2,420 2,420 2,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	1,000 1,000 1,000	1,270 1,270 1,270	Lease: 720236 Type: REAL Owner #: 96912 Legal: SEATTLE SLEW UNIT CRESCENT PASS ENERGY AB 8 COLEMAN R M RRC 27654 DP 843832  .000694 Override Royalty Category: G1 Railroad #: 27654
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,000 1,000 1,000	0 0 0	1,270 1,270 1,270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD LEXINGTON ISD  No 2018 Hist	1,040 1,040 150 890	1,070 1,070 150 920	Lease: 720245 Type: REAL Owner #: 96912 Legal: FROSCHE UNIT 1H & 3H CRESCENT PASS ENERGY AB 305 STEVENS J P RRC 26558  .000381 Override Royalty Category: G1 Railroad #: 26558
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD LEXINGTON ISD	1,040 1,040 150 890	0 0 0 0	1,070 1,070 150 920

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	62,620	0	83,190
ROAD & BRIDGE	62,620	0	83,190
GIDDINGS ISD	11,800	0	13,820
DIME BOX ISD	45,990	0	64,430
LEXINGTON ISD	4,840	0	4,940

