

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: 94361 2662

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

MONBERG JASON  
542 VALLEY ST  
SAN FRANCISCO CA 94131



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	90	2,460	Lease: 17734 Type: REAL Owner #: 94361 Legal: CAROL MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #17734  .006446 Royalty Interest Category: G1 Railroad #: 17734
ROAD & BRIDGE	90	2,460	
GIDDINGS ISD	90	2,460	
HB1984: The Appraised value of \$2,460 in 2023 as compared to \$2,270 in 2018 is a 8.37% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	90	0	2,460
ROAD & BRIDGE	90	0	2,460
GIDDINGS ISD	90	0	2,460

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		1,010	1,390	Lease: 19461 Type: REAL Owner #: 94361 Legal: PATSY LEEXUS OIL LLC AB 81 DOBBINS J RRC #19461  .012500 Royalty Interest Category: G1 Railroad #: 19461
ROAD & BRIDGE		1,010	1,390	
GIDDINGS ISD		1,010	1,390	
HB1984: The Appraised value of \$1,390 in 2023 as compared to \$640 in 2018 is a 117.19% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,010	0	1,390
ROAD & BRIDGE		1,010	0	1,390
GIDDINGS ISD		1,010	0	1,390

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		250	890	Lease: 83554 Type: REAL Owner #: 94361 Legal: HAWN LEEXUS OIL LLC AB 207 MANCHA J F RRC #083554  .012500 Royalty Interest Category: G1 Railroad #: 26011
ROAD & BRIDGE		250	890	
GIDDINGS ISD		250	890	
HB1984: The Appraised value of \$890 in 2023 as compared to \$940 in 2018 is a 5.32% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		250	0	890
ROAD & BRIDGE		250	0	890
GIDDINGS ISD		250	0	890

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	180	Lease: 108670 Type: REAL Owner #: 94361 Legal: KIMBERLY #1 CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670  .007812 Royalty Interest Category: G1 Railroad #: 108670
ROAD & BRIDGE		30	180	
GIDDINGS ISD		30	180	
HB1984: The Appraised value of \$180 in 2023 as compared to \$200 in 2018 is a 10.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	180
ROAD & BRIDGE		30	0	180
GIDDINGS ISD		30	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,760	3,390	Lease: 108671 Type: REAL Owner #: 94361 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008  .002701 Royalty Interest Category: G1 Railroad #: 26008
ROAD & BRIDGE		2,760	3,390	
GIDDINGS ISD		2,760	3,390	
HB1984: The Appraised value of \$3,390 in 2023 as compared to \$3,030 in 2018 is a 11.88% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,760	0	3,390
ROAD & BRIDGE		2,760	0	3,390
GIDDINGS ISD		2,760	0	3,390

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK  No 2018 Hist		13,380 13,380 13,380 13,380	11,790 11,790 11,790 11,790	Lease: 720231 Type: REAL Owner #: 94361 Legal: COCCOLITH A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27518 DP 840502  .012500 Royalty Interest Category: G1 Railroad #: 27518	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK		13,380 13,380 13,380 13,380	0 0 0 0	11,790 11,790 11,790 11,790	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK  No 2018 Hist		20,180 20,180 20,180 20,180	21,320 21,320 21,320 21,320	Lease: 720232 Type: REAL Owner #: 94361 Legal: MOLLUSC A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27504 DP 840503  .012500 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		20,180 20,180 20,180 20,180	0 0 0 0	21,320 21,320 21,320 21,320	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK  No 2018 Hist		10 10 10 0	40 40 40 30	Lease: 720259 Type: REAL Owner #: 94361 Legal: STATLER IRONROC ENERGY AB 165 DEWITT G LEE@23% RRC 22161 FAY@77%  .000069 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		10 10 10 0	0 0 0 0	40 40 40 30	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	37,710	0	41,460		
ROAD & BRIDGE	37,710	0	41,460		
GIDDINGS ISD	37,710	0	41,460		
CUMMINGS CREEK	33,560	0	33,140		

