

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

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

832-243-9600

SIMMONS MARY ANN  
PO BOX 513  
BOERNE TX 78006-0513



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:	99786 3462
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	140	40	Lease: 1 Type: REAL Owner #: 99786
ROAD & BRIDGE	140	40	Legal: ANMAR UNIT TRACT 3
DIME BOX ISD	140	40	ERNEST OPERATING CO
			AB 3 BIRD T
			RRC #19827 TRACT 3 50%
			.000517 Override Royalty
			Category: G1
			Railroad #: 19827
HB1984: The Appraised value of \$40 in 2023 as compared to \$10 in 2018 is a 300.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	140	0	40
ROAD & BRIDGE	140	0	40
DIME BOX ISD	140	0	40

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 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  No 2018 Hist		580 580 580	Lease: 12482 Type: REAL Owner #: 99786 Legal: MARY "B" WARREN PRODUCTION AB 207 MANCHA J F RRC #12482  .001250 Override Royalty Category: G1 Railroad #: 12482
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	580 580 580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	30 30 30	50 50 50	Lease: 12965 Type: REAL Owner #: 99786 Legal: HUMPHREY-BENSON W#6 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #12965  .001187 Override Royalty Category: G1 Railroad #: 12965
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	140 140 140	170 170 170	Lease: 13173 Type: REAL Owner #: 99786 Legal: STORK ARTHUR TEXAS INDEPENDENT EX AB 129 FREEMAN THOMAS RRC 280229 13173 DP 809600  .001250 Override Royalty Category: G1 Railroad #: 280229
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	0 0 0	170 170 170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	40 40 40	120 120 120	Lease: 14286 Type: REAL Owner #: 99786 Legal: SCHMIDT-SACKS UNIT MAGNOLIA OIL & GAS AB 272 RUDESILL M & 371 SEATO RRC #14286  .000730 Override Royalty Category: G1 Railroad #: 14286
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	10 10 10	20 20 20	Lease: 16531 Type: REAL Legal: PAYTON C F # 1 & 3 ERNEST OPERATING CO AB 220 MCKEEN H RRC #16531  .001250 Override Royalty Category: G1 Railroad #: 16531	Owner #: 99786	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  HB1984: The Appraised value of \$130 in 2023 as compared to \$20 in 2018 is a 550.00% increase.	50 50 50	130 130 130	Lease: 16660 Type: REAL Legal: ERNEST "T" MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16660  .000376 Override Royalty Category: G1 Railroad #: 16660	Owner #: 99786	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	130 130 130		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  HB1984: The Appraised value of \$650 in 2023 as compared to \$130 in 2018 is a 400.00% increase.	860 860 860	650 650 650	Lease: 16966 Type: REAL Legal: K-BOB #1 MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16966  .001250 Override Royalty Category: G1 Railroad #: 16966	Owner #: 99786	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	860 860 860	0 0 0	650 650 650		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	40 40 40	60 60 60	Lease: 17040 Type: REAL Legal: LINDA K UNIT 1 RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040  .000155 Override Royalty Category: G1 Railroad #: 17040	Owner #: 99786	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	60 60 60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	10 10 10	20 20 20	Lease: 17786 Type: REAL Owner #: 99786 Legal: LOUIS "B" MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786  .000030 Override Royalty Category: G1 Railroad #: 17786		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  HB1984: The Appraised value of \$80 in 2023 as compared to \$20 in 2018 is a 300.00% increase.	70 70 70	80 80 80	Lease: 18762 Type: REAL Owner #: 99786 Legal: WIEDERHOLD-SPACEK UNIT ERNEST OPERATING CO AB 1 AUSTIN S F RRC #18762  .000625 Override Royalty Category: G1 Railroad #: 18762		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	0 0 0	80 80 80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	80 80 80	70 70 70	Lease: 18984 Type: REAL Owner #: 99786 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%  .000065 Override Royalty Category: G1 Railroad #: 18984		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	70 70 70		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  HB1984: The Appraised value of \$160 in 2023 as compared to \$20 in 2018 is a 700.00% increase.	40 40 40	160 160 160	Lease: 19257 Type: REAL Owner #: 99786 Legal: THOMAS W#1 MAGNOLIA OIL & GAS AB 182 SHARP J RRC #19257 35% LEE 65% WASH  .001250 Override Royalty Category: G1 Railroad #: 19257		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	160 160 160		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	140 140 140	40 40 40	Lease: 19827 Type: REAL Owner #: 99786 Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50%  .000516 Override Royalty Category: G1 Railroad #: 19827		
HB1984: The Appraised value of \$40 in 2023 as compared to \$10 in 2018 is a 300.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	140 140 140	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		20 20 20	Lease: 19867 Type: REAL Owner #: 99786 Legal: LEHMANN QUINTUS MAGNOLIA OIL & GAS AB 98 ESTES A RRC #19867  .001250 Override Royalty Category: G1 Railroad #: 19867		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	10 10 10	Lease: 20089 Type: REAL Owner #: 99786 Legal: MARMO UNIT 2A ERNEST OPERATING CO AB 313 TAYLOR J B RRC #20089  .000606 Override Royalty Category: G1 Railroad #: 20089		
No 2018 Hist					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	220 220 220	Lease: 20987 Type: REAL Owner #: 99786 Legal: CHESTER #1 & 2 ERNEST OPERATING CO AB 220 MCKEEN H RRC #20987  .001250 Override Royalty Category: G1 Railroad #: 20987		
HB1984: The Appraised value of \$220 in 2023 as compared to \$50 in 2018 is a 340.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	0 0 0	220 220 220		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	240 240 240	Lease: 22209 Type: REAL Owner #: 99786 Legal: STRINGER MAGNOLIA OIL & GAS AB 182 SHARP J RRC #22209  .000192 Override Royalty Category: G1 Railroad #: 22209  HB1984: The Appraised value of \$240 in 2023 as compared to \$10 in 2018 is a 2300.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	240 240 240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	30 30 30	Lease: 22522 Type: REAL Owner #: 99786 Legal: SCHNEIDER 1H MAGNOLIA OIL & GAS AB 272 RUDESILL M RRC #22522  .000313 Override Royalty Category: G1 Railroad #: 22522  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		120 120 120	Lease: 24064 Type: REAL Owner #: 99786 Legal: WES #1 & 2 ERNEST OPERATING CO AB 220 MCKEEN H RRC 24064 LEE 85% BURLESON 15%  .000625 Override Royalty Category: G1 Railroad #: 24064  HB1984: The Appraised value of \$120 in 2023 as compared to \$10 in 2018 is a 1100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 100	100 100 100	Lease: 103617 Type: REAL Owner #: 99786 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000125 Override Royalty Category: G1 Railroad #: 103617  HB1984: The Appraised value of \$100 in 2023 as compared to \$50 in 2018 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 100	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	580 580 580	720 720 720	Lease: 108671 Type: REAL Owner #: 99786 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008  .000570 Override Royalty Category: G1 Railroad #: 26008  HB1984: The Appraised value of \$720 in 2023 as compared to \$120 in 2018 is a 500.00% 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	720 720 720

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	50 50 50	Lease: 720149 Type: REAL Owner #: 99786 Legal: HUMPHREY BENSON W#4 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC 12965  .001187 Override Royalty Category: G1 Railroad #: 12965  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	0 0 0	50 50 50

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	2,560	0	3,700		
ROAD & BRIDGE	2,560	0	3,700		
DIME BOX ISD	630	0	710		
GIDDINGS ISD	1,930	0	2,990		

