

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: 106432 1181

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

FORD GROUP FOUR
%FRANK A FORD TRUSTEE
PO BOX 457
DELAND FL 32721-0457



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 G	40 40 40	50 50 50	Lease: 8 Type: REAL Owner #: 106432 Legal: GERDES GARWOOD UNIT TRACT C1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .000107 Override Royalty Category: G1 Railroad #: 12519
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$50 in 2023 as compared to \$80 in 2018 is a 37.50% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 0	0 0 50	50 50 0

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	G	80 80 80	100 100 100	Lease: 9 Type: REAL Owner #: 106432 Legal: GERDES GARWOOD UNIT TRACT D2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .000143 Override Royalty Category: G1 Railroad #: 12519	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$100 in 2023 as compared to \$130 in 2018 is a 23.08% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		80 80 0	0 0 100	100 100 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G	50 50 50	70 70 70	Lease: 10 Type: REAL Owner #: 106432 Legal: GERDES GARWOOD UNIT TRACT E2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .000143 Override Royalty Category: G1 Railroad #: 12519	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$70 in 2023 as compared to \$20 in 2018 is a 250.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		50 50 0	0 0 70	70 70 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G	100 100 100	130 130 130	Lease: 11 Type: REAL Owner #: 106432 Legal: GERDES GARWOOD UNIT TRACT F1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .000143 Override Royalty Category: G1 Railroad #: 12519	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$130 in 2023 as compared to \$80 in 2018 is a 62.50% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		100 100 0	0 0 130	130 130 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G	30 30 30	30 30 30	Lease: 14903 Type: REAL Owner #: 106432 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903 .000130 Override Royalty Category: G1 Railroad #: 14903 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$30 in 2023 as compared to \$70 in 2018 is a 57.14% decrease.
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		30 30 0	0 0 30	30 30 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G	20 20 20	20 20 20	Lease: 16116 Type: REAL Owner #: 106432 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116 .000040 Override Royalty Category: G1 Railroad #: 16116 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2023 as compared to \$10 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		20 20 0	0 0 20	20 20 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	G G		140 140 110 30	Lease: 16158 Type: REAL Owner #: 106432 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158 .000143 Override Royalty Category: G1 Railroad #: 16158 Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD		0 0 0 0	0 0 110 30	140 140 0 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G		10 10 10	Lease: 16316 Type: REAL Legal: EVA MAE UNIT #3 & #4 DALLAS PETRO GROUP AB 2 BEST H RRC #16316 .000014 Override Royalty Category: G1 Railroad #: 16316	Owner #: 106432
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		0	0	10	
ROAD & BRIDGE		0	0	10	
GIDDINGS ISD		0	10	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G	20 20 20	50 50 50	Lease: 22223 Type: REAL Legal: RAPPAPORT UNIT MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22223 .000050 Override Royalty Category: G1 Railroad #: 22223	Owner #: 106432
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$50 in 2023 as compared to \$20 in 2018 is a 150.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		20	0	50	
ROAD & BRIDGE		20	0	50	
GIDDINGS ISD		0	50	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G	10 10 10	20 20 20	Lease: 22806 Type: REAL Legal: GERDES "B" MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #22806 .000143 Override Royalty Category: G1 Railroad #: 22806	Owner #: 106432
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2023 as compared to \$40 in 2018 is a 50.00% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		10	0	20	
ROAD & BRIDGE		10	0	20	
GIDDINGS ISD		0	20	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G	20 20 20	40 40 40	Lease: 22834 Type: REAL Owner #: 106432 Legal: WILL JESSIE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22834 .000058 Override Royalty Category: G1 Railroad #: 22834	
Exemptions : G=LESS THAN \$500 MIN INT 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 GIDDINGS ISD		20 20 0	0 0 40	40 40 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G		20 20	Lease: 22870 Type: REAL Owner #: 106432 Legal: STEGMUELLER #3 CHESAPEAKE OPERATING AB 17 REEL RJW (BUR AB49 REEL) RRC #22870 LEE 35% BURL 65% .000115 Override Royalty Category: G1 Railroad #: 22870	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2023 as compared to \$ in 2018 is a .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 20	20 20 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G	10 10 10	20 20 20	Lease: 22940 Type: REAL Owner #: 106432 Legal: NEVER LEE UNIT 1/2RE DALLAS PETRO GROUP AB 2 BEST H RRC #22940 .000026 Override Royalty Category: G1 Railroad #: 22940	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2023 as compared to \$20 in 2018 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 0	0 0 20	20 20 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G		50 50 50	Lease: 22963 Type: REAL Legal: GERDES-KNITTLE MAGNOLIA OIL & GAS AB 17 REEL R J W RRC #22963 .000105 Override Royalty Category: G1 Railroad #: 22963	Owner #: 106432
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$50 in 2023 as compared to \$30 in 2018 is a 66.67% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		0	0	50	
ROAD & BRIDGE		0	0	50	
DIME BOX ISD		0	50	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G	20 20 20	50 50 50	Lease: 23309 Type: REAL Legal: LAUDERDALE JOSIE UNIT MAGNOLIA OIL & GAS AB 2 BEST H RRC #23309 .000094 Override Royalty Category: G1 Railroad #: 23309	Owner #: 106432
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		20	0	50	
ROAD & BRIDGE		20	0	50	
GIDDINGS ISD		0	50	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G	90 90 90	90 90 90	Lease: 24523 Type: REAL Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523 .000088 Override Royalty Category: G1 Railroad #: 24523	Owner #: 106432
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$90 in 2023 as compared to \$90 in 2018 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		90	0	90	
ROAD & BRIDGE		90	0	90	
DIME BOX ISD		0	90	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G		10 10 10	Lease: 89602 Type: REAL Legal: GERDES GARWOOD G-1 MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #089602 .000142 Override Royalty Category: G1 Railroad #: 89602	Owner #: 106432
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$50 in 2018 is a 80.00% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		0	0	10	
ROAD & BRIDGE		0	0	10	
DIME BOX ISD		0	10	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G	10 10 10	10 10 10	Lease: 93654 Type: REAL Legal: HARRELL MARY B 3 MAGNOLIA OIL & GAS AB 2 BEST H RRC #093654 .000143 Override Royalty Category: G1 Railroad #: 93654	Owner #: 106432
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		10	0	10	
ROAD & BRIDGE		10	0	10	
GIDDINGS ISD		0	10	0	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	500	0	910
ROAD & BRIDGE	500	0	910
GIDDINGS ISD	0	430	0
DIME BOX ISD	0	480	0

