

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

832-243-9600

LAWRENCE GAYLYNN  
1412 SALEM RD  
BRENNHAM TX 77833



**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: 203278 2166

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			10	Lease: 15540	Type: REAL Owner #: 203278
ROAD & BRIDGE			10	Legal: KAPPLER-PLACKE UNIT	
GIDDINGS ISD			10	MAGNOLIA OIL & GAS	
CUMMINGS CREEK	G		10	AB 20 VARELMAN J D	
				RRC #15540	
				.000261 Override Royalty	
				Category: G1	
				Railroad #: 15540	
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	0	10		
CUMMINGS CREEK	0	10	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](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 ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK  G	440 440 440 440	480 480 480 480	Lease: 22026 Type: REAL Owner #: 203278 Legal: FISCHER-PLACKE UNIT MAGNOLIA OIL & GAS AB 350 WINFORD W RRC #22026  .000453 Override Royalty Category: G1 Railroad #: 22026
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 GIDDINGS ISD CUMMINGS CREEK	440 440 440 0	0 0 0 480	480 480 480 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	240 240 240	180 180 180	Lease: 25406 Type: REAL Owner #: 203278 Legal: RUTHVEN-BISETT CO-OP UNIT 1 MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406  .000210 Override Royalty Category: G1 Railroad #: 25406
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	0 0 0	180 180 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	480 480 480	130 130 130	Lease: 720142 Type: REAL Owner #: 203278 Legal: RUTHVEN SHIRLEY #1 & 2 MAGNOLIA OIL & GAS AB 164 MCCOY C J RRC #22496  .000460 Override Royalty Category: G1 Railroad #: 22496
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	480 480 480	0 0 0	130 130 130

Total of all Above Parcels			
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	1,160 1,160 1,160 0	0 0 0 490	800 800 800 0