

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

832-243-9600

RITSON CHERYL BECKER  
14333 GRAND AVE NE  
ALBUQUERQUE NM 87123-1926



**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: 95092 3147

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	390 390 390	580 580 580	Lease: 12546 Type: REAL Owner #: 95092 Legal: JUDY #2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 12546  .000800 Royalty Interest Category: G1 Railroad #: 12546
HB1984: The Appraised value of \$580 in 2023 as compared to \$750 in 2018 is a 22.67% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	390 390 390	0 0 0	580 580 580

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		3,160	2,640	Lease: 14516 Type: REAL Owner #: 95092 Legal: LEHMANN IRA J #4 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #14516  .001160 Royalty Interest Category: G1 Railroad #: 14516
ROAD & BRIDGE		3,160	2,640	
GIDDINGS ISD		3,160	2,640	
HB1984: The Appraised value of \$2,640 in 2023 as compared to \$3,070 in 2018 is a 14.01% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,160	0	2,640
ROAD & BRIDGE		3,160	0	2,640
GIDDINGS ISD		3,160	0	2,640

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	370	Lease: 22317 Type: REAL Owner #: 95092 Legal: LEHMANN IRA #2RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #22317 LEE 91.7%  .000922 Royalty Interest Category: G1 Railroad #: 22317
ROAD & BRIDGE		150	370	
GIDDINGS ISD		150	370	
HB1984: The Appraised value of \$370 in 2023 as compared to \$1,300 in 2018 is a 71.54% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		150	0	370
ROAD & BRIDGE		150	0	370
GIDDINGS ISD		150	0	370

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		360	580	Lease: 720189 Type: REAL Owner #: 95092 Legal: WEEKS-LEHMANN UNIT W2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 22266 DP 786023  .000461 Royalty Interest Category: G1 Railroad #: 22266
ROAD & BRIDGE		360	580	
GIDDINGS ISD		360	580	
HB1984: The Appraised value of \$580 in 2023 as compared to \$1,130 in 2018 is a 48.67% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		360	0	580
ROAD & BRIDGE		360	0	580
GIDDINGS ISD		360	0	580

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	4,060	0	4,170	
ROAD & BRIDGE	4,060	0	4,170	
GIDDINGS ISD	4,060	0	4,170	