

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

832-243-9600

PEAYS MICHAEL T
10300 MORADO CV APT 902
AUSTIN TX 78759-6545



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: 99091 2917

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 DIME BOX ISD	2,780 2,780 2,780	2,600 2,600 2,600	Lease: 11992 Type: REAL Owner #: 99091 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992 .002986 Override Royalty Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$2,600 in 2023 as compared to \$2,150 in 2018 is a 20.93% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,780 2,780 2,780	0 0 0	2,600 2,600 2,600

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 DIME BOX ISD	1,350 1,350 1,350	1,680 1,680 1,680	Lease: 12039 Type: REAL Owner #: 99091 Legal: STEIN J #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039 .002986 Override Royalty Category: G1 Railroad #: 12039 HB1984: The Appraised value of \$1,680 in 2023 as compared to \$1,130 in 2018 is a 48.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,350 1,350 1,350	0 0 0	1,680 1,680 1,680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	500 500 500	4,660 4,660 4,660	Lease: 15826 Type: REAL Owner #: 99091 Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826 .006519 Override Royalty Category: G1 Railroad #: 15826 HB1984: The Appraised value of \$4,660 in 2023 as compared to \$1,410 in 2018 is a 230.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	500 500 500	0 0 0	4,660 4,660 4,660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	130 130 130	190 190 190	Lease: 18619 Type: REAL Owner #: 99091 Legal: SIMMANG Q.W. MAGNOLIA OIL & GAS AB 302 SORSBY W A RRC #18619 .002007 Override Royalty Category: G1 Railroad #: 18619 HB1984: The Appraised value of \$190 in 2023 as compared to \$230 in 2018 is a 17.39% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	130 130 130	0 0 0	190 190 190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	260 260 260	390 390 390	Lease: 19650 Type: REAL Owner #: 99091 Legal: BENJAMIN MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #19650 .005000 Override Royalty Category: G1 Railroad #: 19650 HB1984: The Appraised value of \$390 in 2023 as compared to \$150 in 2018 is a 160.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	260 260 260	0 0 0	390 390 390

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		510	1,700	Lease: 19716 Type: REAL Owner #: 99091 Legal: DANIEL MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #19716 .007948 Override Royalty Category: G1 Railroad #: 19716
ROAD & BRIDGE		510	1,700	
GIDDINGS ISD		510	1,700	
HB1984: The Appraised value of \$1,700 in 2023 as compared to \$390 in 2018 is a 335.90% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		510	0	1,700
ROAD & BRIDGE		510	0	1,700
GIDDINGS ISD		510	0	1,700

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,440	5,140	Lease: 20337 Type: REAL Owner #: 99091 Legal: DEBORAH MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #20337 .003918 Override Royalty Category: G1 Railroad #: 20337
ROAD & BRIDGE		2,440	5,140	
GIDDINGS ISD		2,440	5,140	
HB1984: The Appraised value of \$5,140 in 2023 as compared to \$1,920 in 2018 is a 167.71% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,440	0	5,140
ROAD & BRIDGE		2,440	0	5,140
GIDDINGS ISD		2,440	0	5,140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		70	20	Lease: 21359 Type: REAL Owner #: 99091 Legal: MORGAN UNIT MAGNOLIA OIL & GAS AB 313 TAYLOR J B RRC #21359 .008000 Override Royalty Category: G1 Railroad #: 21359
ROAD & BRIDGE		70	20	
DIME BOX ISD		70	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$1,240 in 2018 is a 98.39% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70	0	20
ROAD & BRIDGE		70	0	20
DIME BOX ISD		70	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	380	Lease: 22179 Type: REAL Owner #: 99091 Legal: ULLRICH "A" MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22179 .001091 Override Royalty Category: G1 Railroad #: 22179
ROAD & BRIDGE		150	380	
GIDDINGS ISD		150	380	
HB1984: The Appraised value of \$380 in 2023 as compared to \$780 in 2018 is a 51.28% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		150	0	380
ROAD & BRIDGE		150	0	380
GIDDINGS ISD		150	0	380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		470	6,320	Lease: 22209 Type: REAL Owner #: 99091
ROAD & BRIDGE		470	6,320	Legal: STRINGER
GIDDINGS ISD		470	6,320	MAGNOLIA OIL & GAS AB 182 SHARP J RRC #22209
.005160 Override Royalty Category: G1 Railroad #: 22209				
HB1984: The Appraised value of \$6,320 in 2023 as compared to \$1,880 in 2018 is a 236.17% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		470	0	6,320
ROAD & BRIDGE		470	0	6,320
GIDDINGS ISD		470	0	6,320

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		190	1,620	Lease: 22367 Type: REAL Owner #: 99091
ROAD & BRIDGE		190	1,620	Legal: RANDOLPH
GIDDINGS ISD		190	1,620	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22367
.001197 Override Royalty Category: G1 Railroad #: 22367				
HB1984: The Appraised value of \$1,620 in 2023 as compared to \$1,410 in 2018 is a 14.89% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		190	0	1,620
ROAD & BRIDGE		190	0	1,620
GIDDINGS ISD		190	0	1,620

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	20	Lease: 22464 Type: REAL Owner #: 99091
ROAD & BRIDGE		170	20	Legal: AIRPORT UNIT
GIDDINGS ISD		170	20	MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #22464
.000931 Override Royalty Category: G1 Railroad #: 22464				
HB1984: The Appraised value of \$20 in 2023 as compared to \$240 in 2018 is a 91.67% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	20
ROAD & BRIDGE		170	0	20
GIDDINGS ISD		170	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		830	870	Lease: 720268 Type: REAL Owner #: 99091
ROAD & BRIDGE		830	870	Legal: CASTLEWOOD 'A' 1H
GIDDINGS ISD		830	870	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS
.000059 Override Royalty Category: G1 Railroad #: 27973				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		830	0	870
ROAD & BRIDGE		830	0	870
GIDDINGS ISD		830	0	870

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	680 680 680	820 820 820	Lease: 720269 Type: REAL Owner #: 99091 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000059 Override Royalty Category: G1 Railroad #: 27974
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	680 680 680	0 0 0	820 820 820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	800 800 800	1,200 1,200 1,200	Lease: 720270 Type: REAL Owner #: 99091 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000059 Override Royalty Category: G1 Railroad #: 27975
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	800 800 800	0 0 0	1,200 1,200 1,200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		160 160 160	Lease: 720275 Type: REAL Owner #: 99091 Legal: BOONE C W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27997 LEE6%/FAY2%/WAS92% .000129 Override Royalty Category: G1 Railroad #: 27997
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	160 160 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		120 120 120	Lease: 720276 Type: REAL Owner #: 99091 Legal: BOONE D W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27985 LEE6%/FAY2%/WAS92% .000129 Override Royalty Category: G1 Railroad #: 27985
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	120 120 120

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	11,330	0	27,890		
ROAD & BRIDGE	11,330	0	27,890		
DIME BOX ISD	4,700	0	8,960		
GIDDINGS ISD	6,630	0	18,930		