

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

LEHMANN BOBBY GENE
2325 FM 180
LEDBETTER TX 78946-7009



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:	98212 2201
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	1,010	920	Lease: 17867 Type: REAL Owner #: 98212
ROAD & BRIDGE	1,010	920	Legal: COFFIELD-OSAGE 1RE & 2RE
GIDDINGS ISD	1,010	920	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #17867
HB1984: The Appraised value of \$920 in 2023 as compared to \$4,290 in 2018 is a 78.55% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	1,010	0	920
ROAD & BRIDGE	1,010	0	920
GIDDINGS ISD	1,010	0	920

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](https://www.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	1,920 1,920 1,920	3,180 3,180 3,180	Lease: 18018 Type: REAL Owner #: 98212 Legal: GOIN 1H LEEXUS OIL LLC AB 196 LAVERMAN L RRC #18018 .062500 Royalty Interest Category: G1 Railroad #: 18018 HB1984: The Appraised value of \$3,180 in 2023 as compared to \$1,380 in 2018 is a 130.43% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,920 1,920 1,920	0 0 0	3,180 3,180 3,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	460 460 460	760 760 760	Lease: 18018 Type: REAL Owner #: 98212 Legal: GOIN 1H LEEXUS OIL LLC AB 196 LAVERMAN L RRC #18018 .015000 Override Royalty Category: G1 Railroad #: 18018 HB1984: The Appraised value of \$760 in 2023 as compared to \$330 in 2018 is a 130.30% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	460 460 460	0 0 0	760 760 760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	470 470 470	330 330 330	Lease: 22110 Type: REAL Owner #: 98212 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110 .000298 Royalty Interest Category: G1 Railroad #: 22110 HB1984: The Appraised value of \$330 in 2023 as compared to \$210 in 2018 is a 57.14% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	470 470 470	0 0 0	330 330 330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	28,300 28,300 28,300	19,480 19,480 19,480	Lease: 22725 Type: REAL Owner #: 98212 Legal: BISETT DON MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #22725 .041781 Royalty Interest Category: G1 Railroad #: 22725 HB1984: The Appraised value of \$19,480 in 2023 as compared to \$3,010 in 2018 is a 547.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	28,300 28,300 28,300	0 0 0	19,480 19,480 19,480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	30 30 30	Lease: 22908 Type: REAL Owner #: 98212 Legal: HOPPE SELMA MAGNOLIA OIL & GAS AB 2 BEST H RRC #22908 .008823 Royalty Interest Category: G1 Railroad #: 22908 HB1984: The Appraised value of \$30 in 2023 as compared to \$4,530 in 2018 is a 99.34% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	25,980 25,980 25,980	18,840 18,840 18,840	Lease: 25406 Type: REAL Owner #: 98212 Legal: RUTHVEN-BISETT CO-OP UNIT 1 MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406 .022659 Royalty Interest Category: G1 Railroad #: 25406 HB1984: The Appraised value of \$18,840 in 2023 as compared to \$10,840 in 2018 is a 73.80% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	25,980 25,980 25,980	0 0 0	18,840 18,840 18,840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,200 2,200 2,200	2,310 2,310 2,310	Lease: 720175 Type: REAL Owner #: 98212 Legal: BLACKJACK RANCH UNIT CRESCENT PASS ENERGY AB 12 KINNEY T RRC 26664 DP 777261 .001523 Royalty Interest Category: G1 Railroad #: 26664 HB1984: The Appraised value of \$2,310 in 2023 as compared to \$2,000 in 2018 is a 15.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,200 2,200 2,200	0 0 0	2,310 2,310 2,310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,580 1,580 1,580	1,110 1,110 1,110	Lease: 720249 Type: REAL Owner #: 98212 Legal: LEHMANN HEIRS OL UNIT 2H MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912 .000298 Royalty Interest Category: G1 Railroad #: 22110 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,580 1,580 1,580	0 0 0	1,110 1,110 1,110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	59,560 59,560 59,560	61,800 61,800 61,800	Lease: 720268 Type: REAL Owner #: 98212 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .004205 Royalty Interest Category: G1 Railroad #: 27973
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	59,560 59,560 59,560	0 0 0	61,800 61,800 61,800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	48,310 48,310 48,310	58,650 58,650 58,650	Lease: 720269 Type: REAL Owner #: 98212 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .004205 Royalty Interest Category: G1 Railroad #: 27974
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	48,310 48,310 48,310	0 0 0	58,650 58,650 58,650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	57,410 57,410 57,410	85,840 85,840 85,840	Lease: 720270 Type: REAL Owner #: 98212 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .004205 Royalty Interest Category: G1 Railroad #: 27975
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	57,410 57,410 57,410	0 0 0	85,840 85,840 85,840

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	227,240	0	253,250		
ROAD & BRIDGE	227,240	0	253,250		
GIDDINGS ISD	227,240	0	253,250		