

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

MATUS MARGIE ANN  
146 JAEGER ST  
GIDDINGS TX 78942-1208



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: 98487 2443  
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	1,140 1,140 1,140	560 560 560	Lease: 14971 Type: REAL Owner #: 98487 Legal: GUELKER UNIT F -M- MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971  .010123 Royalty Interest Category: G1 Railroad #: 14971
HB1984: The Appraised value of \$560 in 2023 as compared to \$3,360 in 2018 is a 83.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,140 1,140 1,140	0 0 0	560 560 560

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	1,820 1,820 1,820	1,550 1,550 1,550	Lease: 18984 Type: REAL Owner #: 98487 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%  .001472 Royalty Interest Category: G1 Railroad #: 18984  HB1984: The Appraised value of \$1,550 in 2023 as compared to \$1,740 in 2018 is a 10.92% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,820 1,820 1,820	0 0 0	1,550 1,550 1,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	400 400 400	Lease: 19867 Type: REAL Owner #: 98487 Legal: LEHMANN QUINTUS MAGNOLIA OIL & GAS AB 98 ESTES A RRC #19867  .028125 Royalty Interest Category: G1 Railroad #: 19867  HB1984: The Appraised value of \$400 in 2023 as compared to \$190 in 2018 is a 110.53% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	400 400 400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	640 640 640	450 450 450	Lease: 22110 Type: REAL Owner #: 98487 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110  .000406 Royalty Interest Category: G1 Railroad #: 22110  HB1984: The Appraised value of \$450 in 2023 as compared to \$280 in 2018 is a 60.71% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	640 640 640	0 0 0	450 450 450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,510 1,510 1,510	12,930 12,930 12,930	Lease: 22367 Type: REAL Owner #: 98487 Legal: RANDOLPH MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22367  .009584 Royalty Interest Category: G1 Railroad #: 22367  HB1984: The Appraised value of \$12,930 in 2023 as compared to \$11,300 in 2018 is a 14.42% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,510 1,510 1,510	0 0 0	12,930 12,930 12,930

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	380 380 380	Lease: 22558 Type: REAL Owner #: 98487 Legal: TURNER RUBY UNIT MAGNOLIA OIL & GAS AB 98 ESTES A RRC #22558  .004971 Royalty Interest Category: G1 Railroad #: 22558  HB1984: The Appraised value of \$380 in 2023 as compared to \$400 in 2018 is a 5.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	380 380 380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,160 2,160 2,160	1,510 1,510 1,510	Lease: 720249 Type: REAL Owner #: 98487 Legal: LEHMANN HEIRS OL UNIT 2H MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912  .000406 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	2,160 2,160 2,160	0 0 0	1,510 1,510 1,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20,640 20,640 20,640	21,420 21,420 21,420	Lease: 720268 Type: REAL Owner #: 98487 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS  .001457 Royalty Interest Category: G1 Railroad #: 27973  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20,640 20,640 20,640	0 0 0	21,420 21,420 21,420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	16,740 16,740 16,740	20,320 20,320 20,320	Lease: 720269 Type: REAL Owner #: 98487 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS  .001457 Royalty Interest Category: G1 Railroad #: 27974  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	16,740 16,740 16,740	0 0 0	20,320 20,320 20,320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	19,900 19,900 19,900	29,750 29,750 29,750	Lease: 720270 Type: REAL Owner #: 98487 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .001457 Royalty Interest Category: G1 Railroad #: 27975		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	19,900 19,900 19,900	0 0 0	29,750 29,750 29,750		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		1,240 1,240 1,240	Lease: 720275 Type: REAL Owner #: 98487 Legal: BOONE C W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27997 LEE6%/FAY2%/WAS92%  .001030 Royalty Interest 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	1,240 1,240 1,240		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		940 940 940	Lease: 720276 Type: REAL Owner #: 98487 Legal: BOONE D W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27985 LEE6%/FAY2%/WAS92%  .001030 Royalty Interest 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	940 940 940		

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	64,600 64,600 64,600	0 0 0	91,450 91,450 91,450		