

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

832-243-9600

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: 201071 347

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

BLACK STONE MINERALS
% KE ANDREWS & COMPANY
2424 RIDGE ROAD
ROCKWALL TX 75087



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	340 340 340	620 620 620	Lease: 11182 Type: REAL Owner #: 201071 Legal: DROEMER #2 MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #11182 Agent: 040 .011696 Override Royalty Category: G1 Railroad #: 11182
HB1984: The Appraised value of \$620 in 2023 as compared to \$370 in 2018 is a 67.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	340 340 340	0 0 0	620 620 620

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		2,090	1,460	Lease: 15849 Type: REAL Owner #: 201071 Legal: KIMBERLY UNIT MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #15849 .005025 Override Royalty Category: G1 Railroad #: 15849 Agent: 040
ROAD & BRIDGE		2,090	1,460	
GIDDINGS ISD		2,090	1,460	
HB1984: The Appraised value of \$1,460 in 2023 as compared to \$2,690 in 2018 is a 45.72% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	2,090	0	1,460	
ROAD & BRIDGE	2,090	0	1,460	
GIDDINGS ISD	2,090	0	1,460	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,200	2,990	Lease: 17889 Type: REAL Owner #: 201071 Legal: MARVIN UNIT MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #17889 .028217 Override Royalty Category: G1 Railroad #: 17889 Agent: 040
ROAD & BRIDGE		1,200	2,990	
GIDDINGS ISD		1,200	2,990	
HB1984: The Appraised value of \$2,990 in 2023 as compared to \$2,340 in 2018 is a 27.78% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,200	0	2,990	
ROAD & BRIDGE	1,200	0	2,990	
GIDDINGS ISD	1,200	0	2,990	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		690	2,600	Lease: 18302 Type: REAL Owner #: 201071 Legal: SLEDGE UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #18302 .009802 Override Royalty Category: G1 Railroad #: 18302 Agent: 040
ROAD & BRIDGE		690	2,600	
GIDDINGS ISD		690	2,600	
HB1984: The Appraised value of \$2,600 in 2023 as compared to \$1,430 in 2018 is a 81.82% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	690	0	2,600	
ROAD & BRIDGE	690	0	2,600	
GIDDINGS ISD	690	0	2,600	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,460	5,380	Lease: 19185 Type: REAL Owner #: 201071 Legal: SAENGER UNIT MAGNOLIA OIL & GAS AB 34 BREEDING J RRC #19185 .037398 Override Royalty Category: G1 Railroad #: 19185 Agent: 040
ROAD & BRIDGE		2,460	5,380	
GIDDINGS ISD		2,460	5,380	
HB1984: The Appraised value of \$5,380 in 2023 as compared to \$600 in 2018 is a 796.67% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	2,460	0	5,380	
ROAD & BRIDGE	2,460	0	5,380	
GIDDINGS ISD	2,460	0	5,380	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		450	310	Lease: 19780 Type: REAL Owner #: 201071 Legal: MERSIOVSKY W#2 TRIVISTA OPERATING AB 284 SNEED J H RRC #19780 .038323 Royalty Interest Category: G1 Railroad #: 19780 Agent: 040
ROAD & BRIDGE		450	310	
GIDDINGS ISD		450	310	
HB1984: The Appraised value of \$310 in 2023 as compared to \$390 in 2018 is a 20.51% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		450	0	310
ROAD & BRIDGE		450	0	310
GIDDINGS ISD		450	0	310

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		360	600	Lease: 20151 Type: REAL Owner #: 201071 Legal: SCHULZE LEEUXUS OIL LLC AB 140 GIBSON W RRC #20151 .003574 Override Royalty Category: G1 Railroad #: 20151 Agent: 040
ROAD & BRIDGE		360	600	
GIDDINGS ISD		360	600	
HB1984: The Appraised value of \$600 in 2023 as compared to \$420 in 2018 is a 42.86% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		360	0	600
ROAD & BRIDGE		360	0	600
GIDDINGS ISD		360	0	600

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	10	Lease: 21990 Type: REAL Owner #: 201071 Legal: DUNK OL UNIT W#1 MAGNOLIA OIL & GAS AB 72 CLEMENTS HM(AB 156 FAY) RRC #21990 LEE 90% FAYETTE 10% .000278 Royalty Interest Category: G1 Railroad #: 21990 Agent: 040
ROAD & BRIDGE		10	10	
GIDDINGS ISD		10	10	
HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	10
ROAD & BRIDGE		10	0	10
GIDDINGS ISD		10	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		5,170	4,000	Lease: 22021 Type: REAL Owner #: 201071 Legal: YORK "A" MAGNOLIA OIL & GAS AB 313 TAYLOR J B RRC #22021 .019239 Override Royalty Category: G1 Railroad #: 22021 Agent: 040
ROAD & BRIDGE		5,170	4,000	
DIME BOX ISD		5,170	4,000	
HB1984: The Appraised value of \$4,000 in 2023 as compared to \$2,840 in 2018 is a 40.85% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		5,170	0	4,000
ROAD & BRIDGE		5,170	0	4,000
DIME BOX ISD		5,170	0	4,000

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,420 4,420 4,420	5,370 5,370 5,370	Lease: 22151 Type: REAL Legal: HANNES-WERNECKE UNIT MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #22151 .025053 Override Royalty Category: G1 Railroad #: 22151	Owner #: 201071 Agent: 040
HB1984: The Appraised value of \$5,370 in 2023 as compared to \$4,230 in 2018 is a 26.95% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,420 4,420 4,420	0 0 0	5,370 5,370 5,370	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30,300 30,300 30,300	40,520 40,520 40,520	Lease: 22315 Type: REAL Legal: DROEMER H UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22315 .060471 Override Royalty Category: G1 Railroad #: 22315	Owner #: 201071 Agent: 040
HB1984: The Appraised value of \$40,520 in 2023 as compared to \$34,020 in 2018 is a 19.11% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30,300 30,300 30,300	0 0 0	40,520 40,520 40,520	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,510 1,510 1,510	1,350 1,350 1,350	Lease: 22442 Type: REAL Legal: SCHULZE UNIT 1H MAGNOLIA OIL & GAS AB 140 GIBSON W RRC #22442 .006879 Override Royalty Category: G1 Railroad #: 22442	Owner #: 201071 Agent: 040
HB1984: The Appraised value of \$1,350 in 2023 as compared to \$1,690 in 2018 is a 20.12% decrease.				
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	1,350 1,350 1,350	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	510 510 510	980 980 980	Lease: 22443 Type: REAL Legal: LUCILLE UNIT 1 MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22443 .002382 Royalty Interest Category: G1 Railroad #: 22443	Owner #: 201071 Agent: 040
HB1984: The Appraised value of \$980 in 2023 as compared to \$870 in 2018 is a 12.64% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	510 510 510	0 0 0	980 980 980	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,600	360	Lease: 22464 Type: REAL Owner #: 201071
ROAD & BRIDGE		2,600	360	Legal: AIRPORT UNIT
GIDDINGS ISD		2,600	360	MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #22464
HB1984: The Appraised value of \$360 in 2023 as compared to				\$3,660 in 2018 is a 90.16% decrease.
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,600	0	360
ROAD & BRIDGE		2,600	0	360
GIDDINGS ISD		2,600	0	360

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		470	870	Lease: 22664 Type: REAL Owner #: 201071
ROAD & BRIDGE		470	870	Legal: SYMM VICTOR UNIT
GIDDINGS ISD		470	870	MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22664
HB1984: The Appraised value of \$870 in 2023 as compared to				\$760 in 2018 is a 14.47% increase.
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		470	0	870
ROAD & BRIDGE		470	0	870
GIDDINGS ISD		470	0	870

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	120	Lease: 22743 Type: REAL Owner #: 201071
ROAD & BRIDGE		90	120	Legal: LINCECUM -2-
GIDDINGS ISD		90	120	MAGNOLIA OIL & GAS AB 19 STEPHENS A R & 102 ESPER RRC #22743 LEE92%/WASH 8%
HB1984: The Appraised value of \$120 in 2023 as compared to				\$140 in 2018 is a 14.29% decrease.
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		90	0	120
ROAD & BRIDGE		90	0	120
GIDDINGS ISD		90	0	120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		190	180	Lease: 103617 Type: REAL Owner #: 201071
ROAD & BRIDGE		190	180	Legal: STRANGER T UNIT 4
GIDDINGS ISD		190	180	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617
HB1984: The Appraised value of \$180 in 2023 as compared to				\$90 in 2018 is a 100.00% increase.
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		190	0	180
ROAD & BRIDGE		190	0	180
GIDDINGS ISD		190	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	30	Lease: 174194 Type: REAL Owner #: 201071 Legal: GRIMM OL UNIT #1 MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #174194 .000059 Override Royalty Category: G1 Railroad #: 174194 Agent: 040
ROAD & BRIDGE		50	30	
GIDDINGS ISD		50	30	
HB1984: The Appraised value of \$30 in 2023 as compared to \$10 in 2018 is a 200.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	30
ROAD & BRIDGE		50	0	30
GIDDINGS ISD		50	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	80	Lease: 720159 Type: REAL Owner #: 201071 Legal: TRAPPER UNIT 13A TRIVISTA OPERATING AB 140 GIBSON W RRC 26298 .000298 Override Royalty Category: G1 Railroad #: 26298 Agent: 040
ROAD & BRIDGE		40	80	
GIDDINGS ISD		40	80	
HB1984: The Appraised value of \$80 in 2023 as compared to \$90 in 2018 is a 11.11% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	80
ROAD & BRIDGE		40	0	80
GIDDINGS ISD		40	0	80

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		650	430	Lease: 720165 Type: REAL Owner #: 201071 Legal: TRAPPER UNIT 11A MAGNOLIA OIL & GAS AB 284 SNEED J H RRC 26437 DP 761223 .002296 Override Royalty Category: G1 Railroad #: 26437 Agent: 040
ROAD & BRIDGE		650	430	
GIDDINGS ISD		650	430	
HB1984: The Appraised value of \$430 in 2023 as compared to \$670 in 2018 is a 35.82% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		650	0	430
ROAD & BRIDGE		650	0	430
GIDDINGS ISD		650	0	430

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,980	2,580	Lease: 720187 Type: REAL Owner #: 201071 Legal: TRAPPER UNIT 15A MAGNOLIA OIL & GAS AB 71 CHANEY C RRC 26545 .012555 Override Royalty Category: G1 Railroad #: 26545 Agent: 040
ROAD & BRIDGE		1,980	2,580	
GIDDINGS ISD		1,980	2,580	
HB1984: The Appraised value of \$2,580 in 2023 as compared to \$3,270 in 2018 is a 21.10% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,980	0	2,580
ROAD & BRIDGE		1,980	0	2,580
GIDDINGS ISD		1,980	0	2,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	3,450 3,450 3,450	3,590 3,590 3,590	Lease: 720257 Type: REAL Owner #: 201071 Legal: WINKLER-FOERSTER 2H RILEY PERMIAN OPER AB 193 LEWIS W LEE%75/FAY%25 RRC 27837 .000661 Royalty Interest Category: G1 Railroad #: 27837 Agent: 040
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,450 3,450 3,450	0 0 0	3,590 3,590 3,590

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 DIME BOX ISD	59,030 59,030 53,860 5,170	0 0 0 0	74,430 74,430 70,430 4,000

