

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

JERVIS CHRISTINE DYER
PO BOX 212
LEDBETTER TX 78946-0212



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: 97817 1828
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	7,860 7,860 7,860	5,710 5,710 5,710	Lease: 15 Type: REAL Owner #: 97817 Legal: SACKS SYLVIA UNIT W#4RE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800 .012319 Royalty Interest Category: G1 Railroad #: 20800
HB1984: The Appraised value of \$5,710 in 2023 as compared to \$3,880 in 2018 is a 47.16% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,860 7,860 7,860	0 0 0	5,710 5,710 5,710

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	200 200 200	530 530 530	Lease: 14625 Type: REAL Owner #: 97817 Legal: SIEGMUND LLOYD UNIT MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #14625 .010330 Royalty Interest Category: G1 Railroad #: 14625 HB1984: The Appraised value of \$530 in 2023 as compared to \$690 in 2018 is a 23.19% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	0 0 0	530 530 530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	920 920 920	Lease: 14626 Type: REAL Owner #: 97817 Legal: LALLINGER E MICHAEL MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626 .007811 Royalty Interest Category: G1 Railroad #: 14626 HB1984: The Appraised value of \$920 in 2023 as compared to \$640 in 2018 is a 43.75% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	920 920 920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	640 640 640	310 310 310	Lease: 14971 Type: REAL Owner #: 97817 Legal: GUELKER UNIT F -M- MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971 .005661 Royalty Interest Category: G1 Railroad #: 14971 HB1984: The Appraised value of \$310 in 2023 as compared to \$1,750 in 2018 is a 82.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	640 640 640	0 0 0	310 310 310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	9,090 9,090 7,270 1,820	14,710 14,710 11,770 2,940	Lease: 16158 Type: REAL Owner #: 97817 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158 .015625 Royalty Interest Category: G1 Railroad #: 16158 HB1984: The Appraised value of \$14,710 in 2023 as compared to \$11,000 in 2018 is a 33.73% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	9,090 9,090 7,270 1,820	0 0 0 0	14,710 14,710 11,770 2,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,650 1,650 1,650	3,930 3,930 3,930	Lease: 16660 Type: REAL Owner #: 97817 Legal: ERNEST "T" MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16660 .011484 Royalty Interest Category: G1 Railroad #: 16660 HB1984: The Appraised value of \$3,930 in 2023 as compared to \$2,770 in 2018 is a 41.88% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,650 1,650 1,650	0 0 0	3,930 3,930 3,930

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,860 1,860 1,860	3,410 3,410 3,410	Lease: 17123 Type: REAL Owner #: 97817 Legal: STUERMER E P "A" MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #17123 .031250 Royalty Interest Category: G1 Railroad #: 17123 HB1984: The Appraised value of \$3,410 in 2023 as compared to \$1,630 in 2018 is a 109.20% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,860 1,860 1,860	0 0 0	3,410 3,410 3,410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	340 340 340	9,830 9,830 9,830	Lease: 17734 Type: REAL Owner #: 97817 Legal: CAROL MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #17734 .025787 Royalty Interest Category: G1 Railroad #: 17734 HB1984: The Appraised value of \$9,830 in 2023 as compared to \$9,070 in 2018 is a 8.38% 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	9,830 9,830 9,830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,520 2,520 2,520	3,480 3,480 3,480	Lease: 19461 Type: REAL Owner #: 97817 Legal: PATSY LEEXUS OIL LLC AB 81 DOBBINS J RRC #19461 .031250 Royalty Interest Category: G1 Railroad #: 19461 HB1984: The Appraised value of \$3,480 in 2023 as compared to \$1,500 in 2018 is a 132.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,520 2,520 2,520	0 0 0	3,480 3,480 3,480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	790 790 790	750 750 750	Lease: 22538 Type: REAL Owner #: 97817 Legal: SYLVIA MAGNOLIA OIL & GAS AB 196 LAVERMAN L RRC #22538 .027535 Royalty Interest Category: G1 Railroad #: 22538		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	790 790 790	0 0 0	750 750 750		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD HB1984: The Appraised value of \$21,890 in 2023 as compared to \$19,790 in 2018 is a 10.61% increase.	21,270 21,270 21,270	21,890 21,890 21,890	Lease: 22589 Type: REAL Owner #: 97817 Legal: BRENDA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #22589 .026142 Royalty Interest Category: G1 Railroad #: 22589		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	21,270 21,270 21,270	0 0 0	21,890 21,890 21,890		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD HB1984: The Appraised value of \$2,220 in 2023 as compared to \$2,180 in 2018 is a 1.83% increase.	620 620 620	2,220 2,220 2,220	Lease: 83554 Type: REAL Owner #: 97817 Legal: HAWN LEEXUS OIL LLC AB 207 MANCHA J F RRC #083554 .031250 Royalty Interest Category: G1 Railroad #: 26011		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	620 620 620	0 0 0	2,220 2,220 2,220		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD HB1984: The Appraised value of \$730 in 2023 as compared to \$930 in 2018 is a 21.51% decrease.	540 540 540	730 730 730	Lease: 107539 Type: REAL Owner #: 97817 Legal: TWO FINGERS -A- #2 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107539 .010956 Royalty Interest Category: G1 Railroad #: 107539		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	540 540 540	0 0 0	730 730 730		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	450 450 450	Lease: 108670 Type: REAL Owner #: 97817 Legal: KIMBERLY #1 CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670 .019531 Royalty Interest Category: G1 Railroad #: 108670 HB1984: The Appraised value of \$450 in 2023 as compared to \$470 in 2018 is a 4.26% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	450 450 450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10,060 10,060 10,060	12,380 12,380 12,380	Lease: 108671 Type: REAL Owner #: 97817 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008 .009859 Royalty Interest Category: G1 Railroad #: 26008 HB1984: The Appraised value of \$12,380 in 2023 as compared to \$10,330 in 2018 is a 19.85% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10,060 10,060 10,060	0 0 0	12,380 12,380 12,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,940 5,940 5,940	8,250 8,250 8,250	Lease: 222130 Type: REAL Owner #: 97817 Legal: DODIE 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #222130 .031250 Royalty Interest Category: G1 Railroad #: 222130 HB1984: The Appraised value of \$8,250 in 2023 as compared to \$2,970 in 2018 is a 177.78% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,940 5,940 5,940	0 0 0	8,250 8,250 8,250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,730 1,730 1,730	13,260 13,260 13,260	Lease: 720137 Type: REAL Owner #: 97817 Legal: SHORTY W#1 MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #226538 .031250 Royalty Interest Category: G1 Railroad #: 226538 HB1984: The Appraised value of \$13,260 in 2023 as compared to \$30 in 2018 is a 44100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,730 1,730 1,730	0 0 0	13,260 13,260 13,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist	33,440 33,440 33,440 33,440	29,470 29,470 29,470 29,470	Lease: 720231 Type: REAL Owner #: 97817 Legal: COCCOLITH A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27518 DP 840502 .031250 Royalty Interest Category: G1 Railroad #: 27518		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	33,440 33,440 33,440 33,440	0 0 0 0	29,470 29,470 29,470 29,470		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist	50,450 50,450 50,450 50,450	53,290 53,290 53,290 53,290	Lease: 720232 Type: REAL Owner #: 97817 Legal: MOLLUSC A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27504 DP 840503 .031250 Royalty Interest Category: G1 Railroad #: 27504		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	50,450 50,450 50,450 50,450	0 0 0 0	53,290 53,290 53,290 53,290		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist	60 60 60 40	300 300 300 210	Lease: 720259 Type: REAL Owner #: 97817 Legal: STATLER IRONROC ENERGY AB 165 DEWITT G LEE@23% RRC 22161 FAY@77% .000531 Royalty Interest Category: G1 Railroad #: 22161		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	60 60 60 40	0 0 0 0	300 300 300 210		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	2,440 2,440 2,440	2,530 2,530 2,530	Lease: 720268 Type: REAL Owner #: 97817 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000172 Royalty Interest Category: G1 Railroad #: 27973
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,440 2,440 2,440	0 0 0	2,530 2,530 2,530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	1,980 1,980 1,980	2,400 2,400 2,400	Lease: 720269 Type: REAL Owner #: 97817 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000172 Royalty Interest Category: G1 Railroad #: 27974
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,980 1,980 1,980	0 0 0	2,400 2,400 2,400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	2,350 2,350 2,350	3,510 3,510 3,510	Lease: 720270 Type: REAL Owner #: 97817 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000172 Royalty Interest Category: G1 Railroad #: 27975
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,350 2,350 2,350	0 0 0	3,510 3,510 3,510

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	156,060	0	194,260		
ROAD & BRIDGE	156,060	0	194,260		
GIDDINGS ISD	148,790	0	182,490		
DIME BOX ISD	7,270	0	11,770		
CUMMINGS CREEK	83,930	0	82,970		

