

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

832-243-9600

ZAPALAC JAYCEE SADIE
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: 200223 4183

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	1,570 1,570 1,570	1,140 1,140 1,140	Lease: 15 Type: REAL Owner #: 200223 Legal: SACKS SYLVIA UNIT W#4RE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800 .002464 Royalty Interest Category: G1 Railroad #: 20800
HB1984: The Appraised value of \$1,140 in 2023 as compared to \$830 in 2018 is a 37.35% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,570 1,570 1,570	0 0 0	1,140 1,140 1,140

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 GIDDINGS CITY G		10 10 10 10	Lease: 11314 Type: REAL Owner #: 200223 Legal: M & K #1RE MAGNOLIA OIL & GAS AB 32 BARKER J RRC #11314 .000007 Royalty Interest Category: G1 Railroad #: 11314
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	0 0 0 0	0 0 0 10	10 10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	110 110 110	Lease: 14625 Type: REAL Owner #: 200223 Legal: SIEGMUND LLOYD UNIT MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #14625 .002066 Royalty Interest Category: G1 Railroad #: 14625
HB1984: The Appraised value of \$110 in 2023 as compared to \$150 in 2018 is a 26.67% 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	110 110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	180 180 180	Lease: 14626 Type: REAL Owner #: 200223 Legal: LALLINGER E MICHAEL MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626 .001563 Royalty Interest Category: G1 Railroad #: 14626
HB1984: The Appraised value of \$180 in 2023 as compared to \$140 in 2018 is a 28.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	180 180 180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	60	Lease: 14971 Type: REAL Owner #: 200223 Legal: GUELKER UNIT F -M- MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971 .001132 Royalty Interest Category: G1 Railroad #: 14971
ROAD & BRIDGE		130	60	
GIDDINGS ISD		130	60	
HB1984: The Appraised value of \$60 in 2023 as compared to \$380 in 2018 is a 84.21% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	60
ROAD & BRIDGE		130	0	60
GIDDINGS ISD		130	0	60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,820	2,940	Lease: 16158 Type: REAL Owner #: 200223 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158 .003125 Royalty Interest Category: G1 Railroad #: 16158
ROAD & BRIDGE		1,820	2,940	
DIME BOX ISD		1,460	2,350	
GIDDINGS ISD		360	590	
HB1984: The Appraised value of \$2,940 in 2023 as compared to \$2,360 in 2018 is a 24.58% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,820	0	2,940
ROAD & BRIDGE		1,820	0	2,940
DIME BOX ISD		1,460	0	2,350
GIDDINGS ISD		360	0	590

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		330	790	Lease: 16660 Type: REAL Owner #: 200223 Legal: ERNEST "T" MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16660 .002297 Royalty Interest Category: G1 Railroad #: 16660
ROAD & BRIDGE		330	790	
GIDDINGS ISD		330	790	
HB1984: The Appraised value of \$790 in 2023 as compared to \$590 in 2018 is a 33.90% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		330	0	790
ROAD & BRIDGE		330	0	790
GIDDINGS ISD		330	0	790

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		370	680	Lease: 17123 Type: REAL Owner #: 200223 Legal: STUERMER E P "A" MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #17123 .006250 Royalty Interest Category: G1 Railroad #: 17123
ROAD & BRIDGE		370	680	
GIDDINGS ISD		370	680	
HB1984: The Appraised value of \$680 in 2023 as compared to \$350 in 2018 is a 94.29% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		370	0	680
ROAD & BRIDGE		370	0	680
GIDDINGS ISD		370	0	680

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	500 500 500	700 700 700	700 700 700	Lease: 19461 Type: REAL Owner #: 200223 Legal: PATSY LEEXUS OIL LLC AB 81 DOBBINS J RRC #19461 .006250 Royalty Interest Category: G1 Railroad #: 19461
HB1984: The Appraised value of \$700 in 2023 as compared to \$320 in 2018 is a 118.75% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	500 500 500	0 0 0	700 700 700	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	150 150 150	150 150 150	Lease: 22538 Type: REAL Owner #: 200223 Legal: SYLVIA MAGNOLIA OIL & GAS AB 196 LAVERMAN L RRC #22538 .005507 Royalty Interest Category: G1 Railroad #: 22538
No 2018 Hist				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	150 150 150	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,250 4,250 4,250	4,380 4,380 4,380	4,380 4,380 4,380	Lease: 22589 Type: REAL Owner #: 200223 Legal: BRENDA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #22589 .005228 Royalty Interest Category: G1 Railroad #: 22589
HB1984: The Appraised value of \$4,380 in 2023 as compared to \$4,240 in 2018 is a 3.30% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,250 4,250 4,250	0 0 0	4,380 4,380 4,380	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	440 440 440	440 440 440	Lease: 83554 Type: REAL Owner #: 200223 Legal: HAWN LEEXUS OIL LLC AB 207 MANCHA J F RRC #083554 .006250 Royalty Interest Category: G1 Railroad #: 26011
HB1984: The Appraised value of \$440 in 2023 as compared to \$470 in 2018 is a 6.38% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	0 0 0	440 440 440	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		110	150	Lease: 107539 Type: REAL Owner #: 200223
ROAD & BRIDGE		110	150	Legal: TWO FINGERS -A- #2
GIDDINGS ISD		110	150	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107539
.002191 Royalty Interest Category: G1 Railroad #: 107539				
HB1984: The Appraised value of \$150 in 2023 as compared to \$200 in 2018 is a 25.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		110	0	150
ROAD & BRIDGE		110	0	150
GIDDINGS ISD		110	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	90	Lease: 108670 Type: REAL Owner #: 200223
ROAD & BRIDGE		10	90	Legal: KIMBERLY #1
GIDDINGS ISD		10	90	CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670
.003906 Royalty Interest Category: G1 Railroad #: 108670				
HB1984: The Appraised value of \$90 in 2023 as compared to \$100 in 2018 is a 10.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	90
ROAD & BRIDGE		10	0	90
GIDDINGS ISD		10	0	90

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,010	2,480	Lease: 108671 Type: REAL Owner #: 200223
ROAD & BRIDGE		2,010	2,480	Legal: LOU-ANN #1-RE
GIDDINGS ISD		2,010	2,480	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008
.001972 Royalty Interest Category: G1 Railroad #: 26008				
HB1984: The Appraised value of \$2,480 in 2023 as compared to \$2,210 in 2018 is a 12.22% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,010	0	2,480
ROAD & BRIDGE		2,010	0	2,480
GIDDINGS ISD		2,010	0	2,480

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,190	1,650	Lease: 222130 Type: REAL Owner #: 200223
ROAD & BRIDGE		1,190	1,650	Legal: DODIE 1RE
GIDDINGS ISD		1,190	1,650	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #222130
.006251 Royalty Interest Category: G1 Railroad #: 222130				
HB1984: The Appraised value of \$1,650 in 2023 as compared to \$640 in 2018 is a 157.81% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,190	0	1,650
ROAD & BRIDGE		1,190	0	1,650
GIDDINGS ISD		1,190	0	1,650

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		350	2,650	Lease: 720137 Type: REAL Owner #: 200223 Legal: SHORTY W#1 MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #226538 .006250 Royalty Interest Category: G1 Railroad #: 226538
ROAD & BRIDGE		350	2,650	
GIDDINGS ISD		350	2,650	
HB1984: The Appraised value of \$2,650 in 2023 as compared to \$10 in 2018 is a 26400.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		350	0	2,650
ROAD & BRIDGE		350	0	2,650
GIDDINGS ISD		350	0	2,650

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,690	5,890	Lease: 720231 Type: REAL Owner #: 200223 Legal: COCCOLITH A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27518 DP 840502 .006250 Royalty Interest Category: G1 Railroad #: 27518
ROAD & BRIDGE		6,690	5,890	
GIDDINGS ISD		6,690	5,890	
CUMMINGS CREEK		6,690	5,890	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,690	0	5,890
ROAD & BRIDGE		6,690	0	5,890
GIDDINGS ISD		6,690	0	5,890
CUMMINGS CREEK		6,690	0	5,890

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10,090	10,660	Lease: 720232 Type: REAL Owner #: 200223 Legal: MOLLUSC A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27504 DP 840503 .006250 Royalty Interest Category: G1 Railroad #: 27504
ROAD & BRIDGE		10,090	10,660	
GIDDINGS ISD		10,090	10,660	
CUMMINGS CREEK		10,090	10,660	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10,090	0	10,660
ROAD & BRIDGE		10,090	0	10,660
GIDDINGS ISD		10,090	0	10,660
CUMMINGS CREEK		10,090	0	10,660

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist		10 10 10 10	50 50 50 40	Lease: 720259 Type: REAL Owner #: 200223 Legal: STATLER IRONROC ENERGY AB 165 DEWITT G LEE@23% RRC 22161 FAY@77% .000093 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		10 10 10 10	0 0 0 0	50 50 50 40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		480 480 480	500 500 500	Lease: 720268 Type: REAL Owner #: 200223 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000034 Royalty Interest Category: G1 Railroad #: 27973	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		480 480 480	0 0 0	500 500 500	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		390 390 390	470 470 470	Lease: 720269 Type: REAL Owner #: 200223 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000034 Royalty Interest Category: G1 Railroad #: 27974	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		390 390 390	0 0 0	470 470 470	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		460 460 460	690 690 690	Lease: 720270 Type: REAL Owner #: 200223 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000034 Royalty Interest Category: G1 Railroad #: 27975	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		460 460 460	0 0 0	690 690 690	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	31,110	0	36,860		
ROAD & BRIDGE	31,110	0	36,860		
GIDDINGS ISD	29,650	0	34,510		
GIDDINGS CITY	0	10	0		
DIME BOX ISD	1,460	0	2,350		
CUMMINGS CREEK	16,790	0	16,590		