

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

832-243-9600

ABSNAIDER NANCY L
3056 FM 2440
GIDDINGS TX 78942-6461



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:	94919 3
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	260 260 260	180 180 180	Lease: 22110 Type: REAL Owner #: 94919 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110 .000161 Royalty Interest Category: G1 Railroad #: 22110
HB1984: The Appraised value of \$180 in 2023 as compared to \$110 in 2018 is a 63.64% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	260 260 260	0 0 0	180 180 180

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		7,020	4,830	Lease: 22725 Type: REAL Owner #: 94919
ROAD & BRIDGE		7,020	4,830	Legal: BISETT DON
GIDDINGS ISD		7,020	4,830	MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #22725
.010362 Royalty Interest Category: G1 Railroad #: 22725				
HB1984: The Appraised value of \$4,830 in 2023 as compared to \$750 in 2018 is a 544.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		7,020	0	4,830
ROAD & BRIDGE		7,020	0	4,830
GIDDINGS ISD		7,020	0	4,830

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,440	4,670	Lease: 25406 Type: REAL Owner #: 94919
ROAD & BRIDGE		6,440	4,670	Legal: RUTHVEN-BISETT CO-OP UNIT 1
GIDDINGS ISD		6,440	4,670	MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406
.005620 Royalty Interest Category: G1 Railroad #: 25406				
HB1984: The Appraised value of \$4,670 in 2023 as compared to \$2,690 in 2018 is a 73.61% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,440	0	4,670
ROAD & BRIDGE		6,440	0	4,670
GIDDINGS ISD		6,440	0	4,670

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		860	600	Lease: 720249 Type: REAL Owner #: 94919
ROAD & BRIDGE		860	600	Legal: LEHMANN HEIRS OL UNIT 2H
GIDDINGS ISD		860	600	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912
.000161 Royalty Interest Category: G1 Railroad #: 22110				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		860	0	600
ROAD & BRIDGE		860	0	600
GIDDINGS ISD		860	0	600

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		21,220	22,020	Lease: 720268 Type: REAL Owner #: 94919
ROAD & BRIDGE		21,220	22,020	Legal: CASTLEWOOD 'A' 1H
GIDDINGS ISD		21,220	22,020	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS
.001498 Royalty Interest Category: G1 Railroad #: 27973				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		21,220	0	22,020
ROAD & BRIDGE		21,220	0	22,020
GIDDINGS ISD		21,220	0	22,020

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		17,210 17,210 17,210	20,890 20,890 20,890	Lease: 720269 Type: REAL Owner #: 94919 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .001498 Royalty Interest Category: G1 Railroad #: 27974	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		17,210 17,210 17,210	0 0 0	20,890 20,890 20,890	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		20,450 20,450 20,450	30,580 30,580 30,580	Lease: 720270 Type: REAL Owner #: 94919 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .001498 Royalty Interest Category: G1 Railroad #: 27975	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		20,450 20,450 20,450	0 0 0	30,580 30,580 30,580	

Total of all Above Parcels						
Taxing Units		Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY		73,460	0	83,770		
ROAD & BRIDGE		73,460	0	83,770		
GIDDINGS ISD		73,460	0	83,770		

