

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

832-243-9600

HENDERSON DAVID F  
11531 SANDY LOAM TRAIL  
AUSTIN TX 78750-1533



**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: 100738 1568

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	60 60 60	210 210 210	Lease: 16316 Type: REAL Owner #: 100738 Legal: EVA MAE UNIT #3 & #4 DALLAS PETRO GROUP AB 2 BEST H RRC #16316  .000228 Override Royalty Category: G1 Railroad #: 16316
HB1984: The Appraised value of \$210 in 2023 as compared to \$10 in 2018 is a 2000.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	210 210 210

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](http://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		10	10	Lease: 18201 Type: REAL Owner #: 100738 Legal: HARRELL-COLVIN UNIT 1RE MAGNOLIA OIL & GAS AB 2 BEST H RRC 285285 18201  .000928 Override Royalty Category: G1 Railroad #: 18201
ROAD & BRIDGE		10	10	
GIDDINGS ISD		10	10	
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.				
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		70	150	Lease: 18731 Type: REAL Owner #: 100738 Legal: LEITKO UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #18731  .000603 Override Royalty Category: G1 Railroad #: 18731
ROAD & BRIDGE		70	150	
GIDDINGS ISD		70	150	
HB1984: The Appraised value of \$150 in 2023 as compared to \$280 in 2018 is a 46.43% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70	0	150
ROAD & BRIDGE		70	0	150
GIDDINGS ISD		70	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		70	290	Lease: 22870 Type: REAL Owner #: 100738 Legal: STEGMUELLER #3 CHESAPEAKE OPERATING AB 17 REEL RJW (BUR AB49 REEL) RRC #22870 LEE 35% BURL 65%  .001863 Override Royalty Category: G1 Railroad #: 22870
ROAD & BRIDGE		70	290	
DIME BOX ISD		70	290	
HB1984: The Appraised value of \$290 in 2023 as compared to \$70 in 2018 is a 314.29% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70	0	290
ROAD & BRIDGE		70	0	290
DIME BOX ISD		70	0	290

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	220	Lease: 22940 Type: REAL Owner #: 100738 Legal: NEVER LEE UNIT 1/2RE DALLAS PETRO GROUP AB 2 BEST H RRC #22940  .000363 Override Royalty Category: G1 Railroad #: 22940
ROAD & BRIDGE		150	220	
GIDDINGS ISD		150	220	
HB1984: The Appraised value of \$220 in 2023 as compared to \$280 in 2018 is a 21.43% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		150	0	220
ROAD & BRIDGE		150	0	220
GIDDINGS ISD		150	0	220

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	380	Lease: 22963 Type: REAL Owner #: 100738 Legal: GERDES-KNITTLE MAGNOLIA OIL & GAS AB 17 REEL R J W RRC #22963  .000824 Override Royalty Category: G1 Railroad #: 22963
ROAD & BRIDGE		40	380	
DIME BOX ISD		40	380	
HB1984: The Appraised value of \$380 in 2023 as compared to \$270 in 2018 is a 40.74% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	380
ROAD & BRIDGE		40	0	380
DIME BOX ISD		40	0	380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	170	Lease: 23309 Type: REAL Owner #: 100738 Legal: LAUDERDALE JOSIE UNIT MAGNOLIA OIL & GAS AB 2 BEST H RRC #23309  .000317 Override Royalty Category: G1 Railroad #: 23309
ROAD & BRIDGE		60	170	
GIDDINGS ISD		60	170	
HB1984: The Appraised value of \$170 in 2023 as compared to \$130 in 2018 is a 30.77% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		60	0	170
ROAD & BRIDGE		60	0	170
GIDDINGS ISD		60	0	170

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,400	1,520	Lease: 24523 Type: REAL Owner #: 100738 Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523  .001421 Override Royalty Category: G1 Railroad #: 24523
ROAD & BRIDGE		1,400	1,520	
DIME BOX ISD		1,400	1,520	
HB1984: The Appraised value of \$1,520 in 2023 as compared to \$1,400 in 2018 is a 8.57% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,400	0	1,520
ROAD & BRIDGE		1,400	0	1,520
DIME BOX ISD		1,400	0	1,520

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	200	Lease: 93654 Type: REAL Owner #: 100738 Legal: HARRELL MARY B 3 MAGNOLIA OIL & GAS AB 2 BEST H RRC #093654  .002305 Override Royalty Category: G1 Railroad #: 93654
ROAD & BRIDGE		150	200	
GIDDINGS ISD		150	200	
HB1984: The Appraised value of \$200 in 2023 as compared to \$40 in 2018 is a 400.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		150	0	200
ROAD & BRIDGE		150	0	200
GIDDINGS ISD		150	0	200

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	2,010	0	3,150		
ROAD & BRIDGE	2,010	0	3,150		
GIDDINGS ISD	500	0	960		
DIME BOX ISD	1,510	0	2,190		