

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: 99750 3430

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

SHUFORD WILLIAM C JR
DEC'D %KATHRYN L SHUFORD
6307 PRESTON PKWY
DALLAS TX 75205-1650



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	1,600 1,600 1,600	1,900 1,900 1,900	Lease: 12953 Type: REAL Owner #: 99750 Legal: WESTBROOK 2-A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953 .010449 Override Royalty Category: G1 Railroad #: 12953
HB1984: The Appraised value of \$1,900 in 2023 as compared to \$1,370 in 2018 is a 38.69% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,600 1,600 1,600	0 0 0	1,900 1,900 1,900

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		220	350	Lease: 12965 Type: REAL Owner #: 99750 Legal: HUMPHREY-BENSON W#6 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #12965 .008987 Override Royalty Category: G1 Railroad #: 12965 HB1984: The Appraised value of \$350 in 2023 as compared to \$280 in 2018 is a 25.00% increase.
ROAD & BRIDGE		220	350	
DIME BOX ISD		220	350	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	220	0	350	
ROAD & BRIDGE	220	0	350	
DIME BOX ISD	220	0	350	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		880	650	Lease: 14513 Type: REAL Owner #: 99750 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513 .004962 Override Royalty Category: G1 Railroad #: 14513 HB1984: The Appraised value of \$650 in 2023 as compared to \$2,060 in 2018 is a 68.45% decrease.
ROAD & BRIDGE		880	650	
GIDDINGS ISD		880	650	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	880	0	650	
ROAD & BRIDGE	880	0	650	
GIDDINGS ISD	880	0	650	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		80	160	Lease: 18415 Type: REAL Owner #: 99750 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .000867 Royalty Interest Category: G1 Railroad #: 18415 HB1984: The Appraised value of \$160 in 2023 as compared to \$150 in 2018 is a 6.67% increase.
ROAD & BRIDGE		80	160	
GIDDINGS ISD		80	160	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	80	0	160	
ROAD & BRIDGE	80	0	160	
GIDDINGS ISD	80	0	160	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	170	Lease: 18484 Type: REAL Owner #: 99750 Legal: GANTT T K 1RE MAGNOLIA OIL & GAS AB 302 SORSBY W A RRC #18484 .000606 Override Royalty Category: G1 Railroad #: 18484 HB1984: The Appraised value of \$170 in 2023 as compared to \$300 in 2018 is a 43.33% decrease.
ROAD & BRIDGE		150	170	
DIME BOX ISD		150	170	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	150	0	170	
ROAD & BRIDGE	150	0	170	
DIME BOX ISD	150	0	170	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		580	1,210	Lease: 18731 Type: REAL Owner #: 99750
ROAD & BRIDGE		580	1,210	Legal: LEITKO UNIT
GIDDINGS ISD		580	1,210	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #18731
.004881 Royalty Interest Category: G1 Railroad #: 18731				
HB1984: The Appraised value of \$1,210 in 2023 as compared to \$2,260 in 2018 is a 46.46% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		580	0	1,210
ROAD & BRIDGE		580	0	1,210
GIDDINGS ISD		580	0	1,210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,260	1,070	Lease: 18984 Type: REAL Owner #: 99750
ROAD & BRIDGE		1,260	1,070	Legal: PAMELA 1RE & 2RE
GIDDINGS ISD		1,260	1,070	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%
.001014 Override Royalty Category: G1 Railroad #: 18984				
HB1984: The Appraised value of \$1,070 in 2023 as compared to \$1,200 in 2018 is a 10.83% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,260	0	1,070
ROAD & BRIDGE		1,260	0	1,070
GIDDINGS ISD		1,260	0	1,070

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		100	150	Lease: 19265 Type: REAL Owner #: 99750
ROAD & BRIDGE		100	150	Legal: MCFARLAND
GIDDINGS ISD		100	150	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265
.005000 Override Royalty Category: G1 Railroad #: 19265				
HB1984: The Appraised value of \$150 in 2023 as compared to \$120 in 2018 is a 25.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		100	0	150
ROAD & BRIDGE		100	0	150
GIDDINGS ISD		100	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		380	320	Lease: 20743 Type: REAL Owner #: 99750
ROAD & BRIDGE		380	320	Legal: TWO FINGERS UT #2RE
DIME BOX ISD		190	160	MAGNOLIA OIL & GAS
GIDDINGS ISD		190	160	AB 98 ESTES A RRC #20743
.000770 Override Royalty Category: G1 Railroad #: 20743				
HB1984: The Appraised value of \$320 in 2023 as compared to \$420 in 2018 is a 23.81% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		380	0	320
ROAD & BRIDGE		380	0	320
DIME BOX ISD		190	0	160
GIDDINGS ISD		190	0	160

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	3,960	Lease: 21350 Type: REAL Owner #: 99750 Legal: WITTE EDDIE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC #21350 .012215 Override Royalty Category: G1 Railroad #: 21350
ROAD & BRIDGE		20	3,960	
DIME BOX ISD		20	3,960	
HB1984: The Appraised value of \$3,960 in 2023 as compared to \$1,810 in 2018 is a 118.78% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	3,960
ROAD & BRIDGE		20	0	3,960
DIME BOX ISD		20	0	3,960

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,960	2,020	Lease: 21828 Type: REAL Owner #: 99750 Legal: JOHNSON MAGNOLIA OIL & GAS AB 252 PEACOCK J W RRC #21828 .017500 Override Royalty Category: G1 Railroad #: 21828
ROAD & BRIDGE		1,960	2,020	
GIDDINGS ISD		1,960	2,020	
HB1984: The Appraised value of \$2,020 in 2023 as compared to \$1,420 in 2018 is a 42.25% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,960	0	2,020
ROAD & BRIDGE		1,960	0	2,020
GIDDINGS ISD		1,960	0	2,020

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	100	Lease: 22200 Type: REAL Owner #: 99750 Legal: BOWERS MAGNOLIA OIL & GAS AB 152 HALL E H RRC #22200 .001657 Override Royalty Category: G1 Railroad #: 22200
ROAD & BRIDGE		60	100	
DIME BOX ISD		60	100	
HB1984: The Appraised value of \$100 in 2023 as compared to \$80 in 2018 is a 25.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		60	0	100
ROAD & BRIDGE		60	0	100
DIME BOX ISD		60	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	50	Lease: 24037 Type: REAL Owner #: 99750 Legal: KNOX J MAGNOLIA OIL & GAS AB 190 LIGHTFOOT J W RRC #24037 .000381 Royalty Interest Category: G1 Railroad #: 24037
ROAD & BRIDGE		20	50	
GIDDINGS ISD		20	50	
GIDDINGS CITY	G	20	50	
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	50
ROAD & BRIDGE		20	0	50
GIDDINGS ISD		20	0	50
GIDDINGS CITY		0	50	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	10	Lease: 121609 Type: REAL Owner #: 99750 Legal: PUNCHARD UNIT #1 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #121609 .000563 Override Royalty Category: G1 Railroad #: 121609
ROAD & BRIDGE		40	10	
GIDDINGS ISD		40	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		40	0	10
ROAD & BRIDGE		40	0	10
GIDDINGS ISD		40	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		220	350	Lease: 720149 Type: REAL Owner #: 99750 Legal: HUMPHREY BENSON W#4 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC 12965 .008987 Override Royalty Category: G1 Railroad #: 12965
ROAD & BRIDGE		220	350	
DIME BOX ISD		220	350	
HB1984: The Appraised value of \$350 in 2023 as compared to \$280 in 2018 is a 25.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		220	0	350
ROAD & BRIDGE		220	0	350
DIME BOX ISD		220	0	350

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,510	1,730	Lease: 720154 Type: REAL Owner #: 99750 Legal: JOHNSON-LUECKE UNIT MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC 26229 .008684 Override Royalty Category: G1 Railroad #: 26229
ROAD & BRIDGE		1,510	1,730	
GIDDINGS ISD		1,510	1,730	
HB1984: The Appraised value of \$1,730 in 2023 as compared to \$2,780 in 2018 is a 37.77% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,510	0	1,730
ROAD & BRIDGE		1,510	0	1,730
GIDDINGS ISD		1,510	0	1,730

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,820	6,470	Lease: 720241 Type: REAL Owner #: 99750 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752 .000764 Override Royalty Category: G1 Railroad #: 27722
ROAD & BRIDGE		4,820	6,470	
DIME BOX ISD		4,820	6,470	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,820	0	6,470
ROAD & BRIDGE		4,820	0	6,470
DIME BOX ISD		4,820	0	6,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	40 40 40	80 80 80	Lease: 720256 Type: REAL Owner #: 99750 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415 .000867 Royalty Interest Category: G1 Railroad #: 18415
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	80 80 80

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	13,940	0	20,750
ROAD & BRIDGE	13,940	0	20,750
GIDDINGS ISD	8,260	0	9,190
DIME BOX ISD	5,680	0	11,560
GIDDINGS CITY	0	50	0