

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: 94144 3908

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

WALKER STACY  
625 REDWOOD HWY STE A  
MILL VALLEY CA 94941



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	180 180 180	220 220 220	Lease: 8 Type: REAL Owner #: 94144 Legal: GERDES GARWOOD UNIT TRACT C1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000483 Override Royalty Category: G1 Railroad #: 12519
HB1984: The Appraised value of \$220 in 2023 as compared to \$340 in 2018 is a 35.29% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	180 180 180	0 0 0	220 220 220

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 ROAD & BRIDGE GIDDINGS ISD		370 370 370	460 460 460	Lease: 9 Type: REAL Owner #: 94144 Legal: GERDES GARWOOD UNIT TRACT D2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000645 Override Royalty Category: G1 Railroad #: 12519  HB1984: The Appraised value of \$460 in 2023 as compared to \$610 in 2018 is a 24.59% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	370 370 370	0 0 0	460 460 460	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		240 240 240	300 300 300	Lease: 10 Type: REAL Owner #: 94144 Legal: GERDES GARWOOD UNIT TRACT E2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000645 Override Royalty Category: G1 Railroad #: 12519  HB1984: The Appraised value of \$300 in 2023 as compared to \$110 in 2018 is a 172.73% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	240 240 240	0 0 0	300 300 300	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		470 470 470	600 600 600	Lease: 11 Type: REAL Owner #: 94144 Legal: GERDES GARWOOD UNIT TRACT F1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000645 Override Royalty Category: G1 Railroad #: 12519  HB1984: The Appraised value of \$600 in 2023 as compared to \$350 in 2018 is a 71.43% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	470 470 470	0 0 0	600 600 600	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		140 140 140	170 170 170	Lease: 12004 Type: REAL Owner #: 94144 Legal: TRIGGER U S OPERATING INC AB 189 LAWRENCE C RRC #12004  .000426 Override Royalty Category: G1 Railroad #: 12004  HB1984: The Appraised value of \$170 in 2023 as compared to \$80 in 2018 is a 112.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	0 0 0	170 170 170	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	810 810 810	940 940 940	940 940 940	Lease: 13659 Type: REAL Owner #: 94144 Legal: SELMA 1RE U S OPERATING INC AB 81 DOBBINS J RRC #13659  .000645 Override Royalty Category: G1 Railroad #: 13659  HB1984: The Appraised value of \$940 in 2023 as compared to \$830 in 2018 is a 13.25% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	810 810 810	0 0 0	940 940 940	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	30 30 30	30 30 30	Lease: 13976 Type: REAL Owner #: 94144 Legal: TISH 1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13976  .000645 Override Royalty Category: G1 Railroad #: 13976  HB1984: The Appraised value of \$30 in 2023 as compared to \$40 in 2018 is a 25.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	30 30 30	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	130 130 130	130 130 130	Lease: 14903 Type: REAL Owner #: 94144 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903  .000586 Override Royalty Category: G1 Railroad #: 14903  HB1984: The Appraised value of \$130 in 2023 as compared to \$330 in 2018 is a 60.61% 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	130 130 130	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	160 160 160	160 160 160	Lease: 14976 Type: REAL Owner #: 94144 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976  .000368 Override Royalty Category: G1 Railroad #: 14976  HB1984: The Appraised value of \$160 in 2023 as compared to \$90 in 2018 is a 77.78% 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	160 160 160	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	180	Lease: 15651 Type: REAL Owner #: 94144
ROAD & BRIDGE		130	180	Legal: PATRICIA UNIT
DIME BOX ISD		130	180	U S OPERATING INC AB 189 LAWRENCE C RRC #15651
.000160 Override Royalty Category: G1 Railroad #: 15651				
HB1984: The Appraised value of \$180 in 2023 as compared to \$120 in 2018 is a 50.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	180
ROAD & BRIDGE		130	0	180
DIME BOX ISD		130	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		70	70	Lease: 16116 Type: REAL Owner #: 94144
ROAD & BRIDGE		70	70	Legal: GERDES-BREDTHAUER UN 2
GIDDINGS ISD		70	70	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116
.000178 Override Royalty Category: G1 Railroad #: 16116				
HB1984: The Appraised value of \$70 in 2023 as compared to \$60 in 2018 is a 16.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70	0	70
ROAD & BRIDGE		70	0	70
GIDDINGS ISD		70	0	70

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	60	Lease: 16316 Type: REAL Owner #: 94144
ROAD & BRIDGE		20	60	Legal: EVA MAE UNIT #3 & #4
GIDDINGS ISD		20	60	DALLAS PETRO GROUP AB 2 BEST H RRC #16316
.000064 Override Royalty Category: G1 Railroad #: 16316				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	60
ROAD & BRIDGE		20	0	60
GIDDINGS ISD		20	0	60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	80	Lease: 19745 Type: REAL Owner #: 94144
ROAD & BRIDGE		20	80	Legal: VICKI -1A-
GIDDINGS ISD		20	80	U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL
.000202 Override Royalty Category: G1 Railroad #: 19745				
HB1984: The Appraised value of \$80 in 2023 as compared to \$150 in 2018 is a 46.67% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	80
ROAD & BRIDGE		20	0	80
GIDDINGS ISD		20	0	80

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	200	Lease: 22223 Type: REAL Owner #: 94144
ROAD & BRIDGE		90	200	Legal: RAPPAPORT UNIT
GIDDINGS ISD		90	200	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22223
.000223 Override Royalty Category: G1 Railroad #: 22223				
HB1984: The Appraised value of \$200 in 2023 as compared to \$80 in 2018 is a 150.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		90	0	200
ROAD & BRIDGE		90	0	200
GIDDINGS ISD		90	0	200

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	100	Lease: 22806 Type: REAL Owner #: 94144
ROAD & BRIDGE		30	100	Legal: GERDES "B"
GIDDINGS ISD		30	100	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #22806
.000645 Override Royalty Category: G1 Railroad #: 22806				
HB1984: The Appraised value of \$100 in 2023 as compared to \$200 in 2018 is a 50.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	100
ROAD & BRIDGE		30	0	100
GIDDINGS ISD		30	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		100	160	Lease: 22834 Type: REAL Owner #: 94144
ROAD & BRIDGE		100	160	Legal: WILL JESSIE
GIDDINGS ISD		100	160	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22834
.000262 Override Royalty Category: G1 Railroad #: 22834				
HB1984: The Appraised value of \$160 in 2023 as compared to \$50 in 2018 is a 220.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		100	0	160
ROAD & BRIDGE		100	0	160
GIDDINGS ISD		100	0	160

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	160	Lease: 22835 Type: REAL Owner #: 94144
ROAD & BRIDGE		170	160	Legal: GERDES H #2 RE
GIDDINGS ISD		170	160	U S OPERATING INC AB 189 LAWRENCE C RRC #22835
.000645 Override Royalty Category: G1 Railroad #: 22835				
HB1984: The Appraised value of \$160 in 2023 as compared to \$150 in 2018 is a 6.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	160
ROAD & BRIDGE		170	0	160
GIDDINGS ISD		170	0	160

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	80 80 80	80 80 80	Lease: 22870 Type: REAL Owner #: 94144 Legal: STEGMUELLER #3 CHESAPEAKE OPERATING AB 17 REEL RJW (BUR AB49 REEL) RRC #22870 LEE 35% BURL 65%  .000521 Override Royalty Category: G1 Railroad #: 22870  HB1984: The Appraised value of \$80 in 2023 as compared to \$20 in 2018 is a 300.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	80 80 80	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	70 70 70	70 70 70	Lease: 22940 Type: REAL Owner #: 94144 Legal: NEVER LEE UNIT 1/2RE DALLAS PETRO GROUP AB 2 BEST H RRC #22940  .000117 Override Royalty Category: G1 Railroad #: 22940  HB1984: The Appraised value of \$70 in 2023 as compared to \$80 in 2018 is a 12.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	70 70 70	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	220 220 220	220 220 220	Lease: 22963 Type: REAL Owner #: 94144 Legal: GERDES-KNITTLE MAGNOLIA OIL & GAS AB 17 REEL R J W RRC #22963  .000473 Override Royalty Category: G1 Railroad #: 22963  HB1984: The Appraised value of \$220 in 2023 as compared to \$150 in 2018 is a 46.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	220 220 220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	230 230 230	230 230 230	Lease: 23309 Type: REAL Owner #: 94144 Legal: LAUDERDALE JOSIE UNIT MAGNOLIA OIL & GAS AB 2 BEST H RRC #23309  .000423 Override Royalty Category: G1 Railroad #: 23309  HB1984: The Appraised value of \$230 in 2023 as compared to \$170 in 2018 is a 35.29% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	230 230 230	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	550 550 550	560 560 560	560 560 560	Lease: 23856 Type: REAL Owner #: 94144 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856  .000577 Override Royalty Category: G1 Railroad #: 23856  HB1984: The Appraised value of \$560 in 2023 as compared to \$290 in 2018 is a 93.10% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	550 550 550	0 0 0	560 560 560	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	390 390 390	420 420 420	420 420 420	Lease: 24523 Type: REAL Owner #: 94144 Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523  .000397 Override Royalty Category: G1 Railroad #: 24523  HB1984: The Appraised value of \$420 in 2023 as compared to \$390 in 2018 is a 7.69% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	390 390 390	0 0 0	420 420 420	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	70 70 70	70 70 70	Lease: 75992 Type: REAL Owner #: 94144 Legal: TISH #2 U S OPERATING INC AB 189 LAWRENCE C RRC #75992  .000645 Override Royalty Category: G1 Railroad #: 75992  HB1984: The Appraised value of \$70 in 2023 as compared to \$50 in 2018 is a 40.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	70 70 70	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD			60 60 60	Lease: 89602 Type: REAL Owner #: 94144 Legal: GERDES GARWOOD G-1 MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #089602  .000645 Override Royalty Category: G1 Railroad #: 89602  HB1984: The Appraised value of \$60 in 2023 as compared to \$230 in 2018 is a 73.91% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	60 60 60	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	60 60 60	Lease: 93654 Type: REAL Owner #: 94144 Legal: HARRELL MARY B 3 MAGNOLIA OIL & GAS AB 2 BEST H RRC #093654  .000645 Override Royalty Category: G1 Railroad #: 93654  HB1984: The Appraised value of \$60 in 2023 as compared to \$10 in 2018 is a 500.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	Lease: 107115 Type: REAL Owner #: 94144 Legal: SUSIE B #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107115  .000387 Override Royalty Category: G1 Railroad #: 107115  HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	10 10 10

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	4,350	0	5,800	
ROAD & BRIDGE	4,350	0	5,800	
GIDDINGS ISD	1,720	0	2,440	
DIME BOX ISD	2,630	0	3,360	