

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

832-243-9600

YOUNG HOWARD BAKER  
PO BOX 20608  
HOUSTON TX 77225-0608



**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: 101015 4176

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 DIME BOX ISD	960 960 960	900 900 900	Lease: 11992 Type: REAL Owner #: 101015 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992  .001029 Override Royalty Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$900 in 2023 as compared to \$740 in 2018 is a 21.62% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	960 960 960	0 0 0	900 900 900

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](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		470	580	Lease: 12039 Type: REAL Owner #: 101015
ROAD & BRIDGE		470	580	Legal: STEIN J #1
DIME BOX ISD		470	580	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039
.001029 Override Royalty Category: G1 Railroad #: 12039				
HB1984: The Appraised value of \$580 in 2023 as compared to \$390 in 2018 is a 48.72% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		470	0	580
ROAD & BRIDGE		470	0	580
DIME BOX ISD		470	0	580

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		610	950	Lease: 12560 Type: REAL Owner #: 101015
ROAD & BRIDGE		610	950	Legal: JURCEK #1
DIME BOX ISD		610	950	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12560
.001646 Override Royalty Category: G1 Railroad #: 12560				
HB1984: The Appraised value of \$950 in 2023 as compared to \$330 in 2018 is a 187.88% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		610	0	950
ROAD & BRIDGE		610	0	950
DIME BOX ISD		610	0	950

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	40	Lease: 14625 Type: REAL Owner #: 101015
ROAD & BRIDGE		20	40	Legal: SIEGMUND LLOYD UNIT
GIDDINGS ISD		20	40	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #14625
.000855 Override Royalty Category: G1 Railroad #: 14625				
HB1984: The Appraised value of \$40 in 2023 as compared to \$60 in 2018 is a 33.33% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	40
ROAD & BRIDGE		20	0	40
GIDDINGS ISD		20	0	40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	20	Lease: 21990 Type: REAL Owner #: 101015
ROAD & BRIDGE		10	20	Legal: DUNK OL UNIT W#1
GIDDINGS ISD		10	20	MAGNOLIA OIL & GAS AB 72 CLEMENTS HM(AB 156 FAY) RRC #21990 LEE 90% FAYETTE 10%
.000419 Royalty Interest Category: G1 Railroad #: 21990				
HB1984: The Appraised value of \$20 in 2023 as compared to \$30 in 2018 is a 33.33% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	20
ROAD & BRIDGE		10	0	20
GIDDINGS ISD		10	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		50 50 50	90 90 90	Lease: 157285 Type: REAL Owner #: 101015 Legal: TARVER #1H MAGNOLIA OIL & GAS AB 98 ESTES A RRC #157285  .001559 Override Royalty Category: G1 Railroad #: 157285  HB1984: The Appraised value of \$90 in 2023 as compared to \$160 in 2018 is a 43.75% 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	90 90 90	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		50 50 50	340 340 340	Lease: 158018 Type: REAL Owner #: 101015 Legal: ESTES #1H MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #158018  .002469 Override Royalty Category: G1 Railroad #: 158018  HB1984: The Appraised value of \$340 in 2023 as compared to \$690 in 2018 is a 50.72% 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	340 340 340	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD			750 750 750	Lease: 720241 Type: REAL Owner #: 101015 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .000088 Override Royalty Category: G1 Railroad #: 27722  No 2018 Hist
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	750 750 750	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		1,730 1,730 1,730	5,410 5,410 5,410	Lease: 720257 Type: REAL Owner #: 101015 Legal: WINKLER-FOERSTER 2H RILEY PERMIAN OPER AB 193 LEWIS W LEE%75/FAY%25 RRC 27837  .000995 Royalty Interest Category: G1 Railroad #: 27837  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,730 1,730 1,730	0 0 0	5,410 5,410 5,410	

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	3,900	0	9,080		
ROAD & BRIDGE	3,900	0	9,080		
DIME BOX ISD	2,040	0	3,180		
GIDDINGS ISD	1,860	0	5,900		