

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

832-243-9600

FALKE ROBERT HENRY  
1431 SCENIC RIDGE DR  
HOUSTON TX 77043-3404



**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: 96879 1097

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  No 2018 Hist	1,540 1,540 1,540	1,700 1,700 1,700	Lease: 12296 Type: REAL Owner #: 96879 Legal: DUBE UNIT 3 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #12296  .014566 Royalty Interest Category: G1 Railroad #: 12296
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,540 1,540 1,540	0 0 0	1,700 1,700 1,700

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		120	150	Lease: 14380 Type: REAL Owner #: 96879 Legal: DONNA W UNIT 3RE MAGNOLIA OIL & GAS AB 98 ESTES A & 11 HATFIELD BM RRC #14380 LEE 82% WASH 18%  .002951 Royalty Interest Category: G1 Railroad #: 14380 HB1984: The Appraised value of \$150 in 2023 as compared to \$1,680 in 2018 is a 91.07% decrease.
ROAD & BRIDGE		120	150	
GIDDINGS ISD		120	150	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		120	0	150
ROAD & BRIDGE		120	0	150
GIDDINGS ISD		120	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		100	320	Lease: 15131 Type: REAL Owner #: 96879 Legal: DONNA "W" UNIT 1-H W#2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #15131 LEE 89% WASH 11%  .002833 Royalty Interest Category: G1 Railroad #: 15131 HB1984: The Appraised value of \$320 in 2023 as compared to \$550 in 2018 is a 41.82% decrease.
ROAD & BRIDGE		100	320	
GIDDINGS ISD		100	320	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		100	0	320
ROAD & BRIDGE		100	0	320
GIDDINGS ISD		100	0	320

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,660	7,670	Lease: 16802 Type: REAL Owner #: 96879 Legal: E-C-F OIL UNIT 1RE MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #16802  .024560 Royalty Interest Category: G1 Railroad #: 16802 HB1984: The Appraised value of \$7,670 in 2023 as compared to \$10,990 in 2018 is a 30.21% decrease.
ROAD & BRIDGE		6,660	7,670	
GIDDINGS ISD		6,660	7,670	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		6,660	0	7,670
ROAD & BRIDGE		6,660	0	7,670
GIDDINGS ISD		6,660	0	7,670

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		100	30	Lease: 22323 Type: REAL Owner #: 96879 Legal: E-C-F OIL UNIT 2 MAGNOLIA OIL & GAS AB 309 SPENCE J S RRC #22323  .033466 Royalty Interest Category: G1 Railroad #: 22323 HB1984: The Appraised value of \$30 in 2023 as compared to \$300 in 2018 is a 90.00% decrease.
ROAD & BRIDGE		100	30	
GIDDINGS ISD		100	30	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		100	0	30
ROAD & BRIDGE		100	0	30
GIDDINGS ISD		100	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,870	3,350	Lease: 22725 Type: REAL Owner #: 96879
ROAD & BRIDGE		4,870	3,350	Legal: BISETT DON
GIDDINGS ISD		4,870	3,350	MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #22725
.007192 Royalty Interest Category: G1 Railroad #: 22725				
HB1984: The Appraised value of \$3,350 in 2023 as compared to \$520 in 2018 is a 544.23% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,870	0	3,350
ROAD & BRIDGE		4,870	0	3,350
GIDDINGS ISD		4,870	0	3,350

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,470	3,240	Lease: 25406 Type: REAL Owner #: 96879
ROAD & BRIDGE		4,470	3,240	Legal: RUTHVEN-BISETT CO-OP UNIT 1
GIDDINGS ISD		4,470	3,240	MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406
.003900 Royalty Interest Category: G1 Railroad #: 25406				
HB1984: The Appraised value of \$3,240 in 2023 as compared to \$1,870 in 2018 is a 73.26% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,470	0	3,240
ROAD & BRIDGE		4,470	0	3,240
GIDDINGS ISD		4,470	0	3,240

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		7,360	7,640	Lease: 720268 Type: REAL Owner #: 96879
ROAD & BRIDGE		7,360	7,640	Legal: CASTLEWOOD 'A' 1H
GIDDINGS ISD		7,360	7,640	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS
.000520 Royalty Interest Category: G1 Railroad #: 27973				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		7,360	0	7,640
ROAD & BRIDGE		7,360	0	7,640
GIDDINGS ISD		7,360	0	7,640

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		5,970	7,250	Lease: 720269 Type: REAL Owner #: 96879
ROAD & BRIDGE		5,970	7,250	Legal: CASTLEWOOD 'B' 2H
GIDDINGS ISD		5,970	7,250	MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS
.000520 Royalty Interest Category: G1 Railroad #: 27974				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		5,970	0	7,250
ROAD & BRIDGE		5,970	0	7,250
GIDDINGS ISD		5,970	0	7,250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	7,100 7,100 7,100	10,610 10,610 10,610	Lease: 720270 Type: REAL Owner #: 96879 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .000520 Royalty Interest Category: G1 Railroad #: 27975
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,100 7,100 7,100	0 0 0	10,610 10,610 10,610

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	38,290 38,290 38,290	0 0 0	41,960 41,960 41,960