

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

832-243-9600

TEX-LEE DRILLING & DEVELOPMENT  
% KE ANDREWS & COMPANY  
2424 RIDGE ROAD  
ROCKWALL TX 75087



**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: 100095 3717

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	28,820 28,820 28,820	20,910 20,910 20,910	Lease: 15 Type: REAL Owner #: 100095 Legal: SACKS SYLVIA UNIT W#4RE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800 Agent: 040 .045148 Royalty Interest Category: G1 Railroad #: 20800
HB1984: The Appraised value of \$20,910 in 2023 as compared to \$15,250 in 2018 is a 37.11% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	28,820 28,820 28,820	0 0 0	20,910 20,910 20,910

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		23,460	17,020	Lease: 16 Type: REAL Owner #: 100095
ROAD & BRIDGE		23,460	17,020	Legal: SACKS SYLVIA UNIT W#5
GIDDINGS ISD		23,460	17,020	MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800
.069444 Royalty Interest Category: G1 Railroad #: 20800 Agent: 040				
HB1984: The Appraised value of \$17,020 in 2023 as compared to \$49,860 in 2018 is a 65.86% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		23,460	0	17,020
ROAD & BRIDGE		23,460	0	17,020
GIDDINGS ISD		23,460	0	17,020

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		33,970	23,210	Lease: 11875 Type: REAL Owner #: 100095
ROAD & BRIDGE		33,970	23,210	Legal: FALLON 1
GIDDINGS ISD		33,970	23,210	DALLAS PETRO GROUP AB 149 HINDS T S RRC #11875
.069445 Royalty Interest Category: G1 Railroad #: 11875 Agent: 040				
HB1984: The Appraised value of \$23,210 in 2023 as compared to \$91,750 in 2018 is a 74.70% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		33,970	0	23,210
ROAD & BRIDGE		33,970	0	23,210
GIDDINGS ISD		33,970	0	23,210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,520	3,990	Lease: 12561 Type: REAL Owner #: 100095
ROAD & BRIDGE		3,520	3,990	Legal: LUECKE KAREN 1 & 2A
GIDDINGS ISD		3,520	3,990	TEX-LEE OPERATING CO AB 81 DOBBINS J RRC #12561
.016763 Royalty Interest Category: G1 Railroad #: 12561 Agent: 040				
HB1984: The Appraised value of \$3,990 in 2023 as compared to \$2,070 in 2018 is a 92.75% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,520	0	3,990
ROAD & BRIDGE		3,520	0	3,990
GIDDINGS ISD		3,520	0	3,990

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	60	Lease: 16688 Type: REAL Owner #: 100095
ROAD & BRIDGE		20	60	Legal: RIVERS
GIDDINGS ISD		20	60	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #16688
.000627 Override Royalty Category: G1 Railroad #: 16688 Agent: 040				
HB1984: The Appraised value of \$60 in 2023 as compared to \$80 in 2018 is a 25.00% decrease.				
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 ROAD & BRIDGE GIDDINGS ISD		19,120 19,120 19,120	13,870 13,870 13,870	Lease: 20800 Type: REAL Owner #: 100095 Legal: SACKS SYLVIA UNIT W#3 MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT #9920800  .069445 Royalty Interest Category: G1 Railroad #: 20800  Agent: 040
HB1984: The Appraised value of \$13,870 in 2023 as compared to \$24,440 in 2018 is a 43.25% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		19,120	0	13,870
ROAD & BRIDGE		19,120	0	13,870
GIDDINGS ISD		19,120	0	13,870

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		4,440 4,440 4,440	4,670 4,670 4,670	Lease: 21099 Type: REAL Owner #: 100095 Legal: SACKS SYLVIA #2A MAGNOLIA OIL & GAS AB 149 HINDS T S RRC #21099  .069445 Royalty Interest Category: G1 Railroad #: 21099  Agent: 040
HB1984: The Appraised value of \$4,670 in 2023 as compared to \$17,050 in 2018 is a 72.61% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,440	0	4,670
ROAD & BRIDGE		4,440	0	4,670
GIDDINGS ISD		4,440	0	4,670

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		1,190 1,190 1,190	490 490 490	Lease: 21972 Type: REAL Owner #: 100095 Legal: WEIDER OL UNIT MAGNOLIA OIL & GAS AB 208 MOORE W H RRC #21972  .008682 Override Royalty Category: G1 Railroad #: 21972  Agent: 040
HB1984: The Appraised value of \$490 in 2023 as compared to \$760 in 2018 is a 35.53% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,190	0	490
ROAD & BRIDGE		1,190	0	490
GIDDINGS ISD		1,190	0	490

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		210 210 210	630 630 630	Lease: 22073 Type: REAL Owner #: 100095 Legal: UNGER OL UNI W1 MAGNOLIA OIL & GAS AB 319 THOMAS B R RRC #22073  .004536 Override Royalty Category: G1 Railroad #: 22073  Agent: 040
HB1984: The Appraised value of \$630 in 2023 as compared to \$470 in 2018 is a 34.04% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		210	0	630
ROAD & BRIDGE		210	0	630
GIDDINGS ISD		210	0	630

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	114,750	0	84,850		
ROAD & BRIDGE	114,750	0	84,850		
GIDDINGS ISD	114,750	0	84,850		