

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: 106446 2154

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

LAUCHNOR EMILY H  
658 CROOKED CREEK DR  
STEVENSVILLE MT 59870-6163



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	160 160 160	200 200 200	Lease: 8 Type: REAL Owner #: 106446 Legal: GERDES GARWOOD UNIT TRACT C1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000429 Override Royalty Category: G1 Railroad #: 12519
HB1984: The Appraised value of \$200 in 2023 as compared to \$300 in 2018 is a 33.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	200 200 200

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		330 330 330	410 410 410	Lease: 9 Type: REAL Owner #: 106446 Legal: GERDES GARWOOD UNIT TRACT D2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000573 Override Royalty Category: G1 Railroad #: 12519  HB1984: The Appraised value of \$410 in 2023 as compared to \$540 in 2018 is a 24.07% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	330 330 330	0 0 0	410 410 410	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		210 210 210	260 260 260	Lease: 10 Type: REAL Owner #: 106446 Legal: GERDES GARWOOD UNIT TRACT E2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000573 Override Royalty Category: G1 Railroad #: 12519  HB1984: The Appraised value of \$260 in 2023 as compared to \$90 in 2018 is a 188.89% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	210 210 210	0 0 0	260 260 260	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		420 420 420	530 530 530	Lease: 11 Type: REAL Owner #: 106446 Legal: GERDES GARWOOD UNIT TRACT F1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .000573 Override Royalty Category: G1 Railroad #: 12519  HB1984: The Appraised value of \$530 in 2023 as compared to \$310 in 2018 is a 70.97% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	420 420 420	0 0 0	530 530 530	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		130 130 130	150 150 150	Lease: 12004 Type: REAL Owner #: 106446 Legal: TRIGGER U S OPERATING INC AB 189 LAWRENCE C RRC #12004  .000378 Override Royalty Category: G1 Railroad #: 12004  HB1984: The Appraised value of \$150 in 2023 as compared to \$70 in 2018 is a 114.29% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	130 130 130	0 0 0	150 150 150	

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 #: 106446 Legal: TISH 1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13976  .000573 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	110 110 110	120 120 120	120 120 120	Lease: 14903 Type: REAL Owner #: 106446 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903  .000521 Override Royalty Category: G1 Railroad #: 14903  HB1984: The Appraised value of \$120 in 2023 as compared to \$290 in 2018 is a 58.62% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	0 0 0	120 120 120	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	160 160 160	160 160 160	Lease: 15651 Type: REAL Owner #: 106446 Legal: PATRICIA UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #15651  .000143 Override Royalty Category: G1 Railroad #: 15651  HB1984: The Appraised value of \$160 in 2023 as compared to \$100 in 2018 is a 60.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	0 0 0	160 160 160	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	60 60 60	60 60 60	Lease: 16116 Type: REAL Owner #: 106446 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116  .000159 Override Royalty Category: G1 Railroad #: 16116  HB1984: The Appraised value of \$60 in 2023 as compared to \$60 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	60 60 60	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD  No 2018 Hist		540 540 430 110	Lease: 16158 Type: REAL Owner #: 106446 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158  .000573 Override Royalty Category: G1 Railroad #: 16158
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	0 0 0 0	0 0 0 0	540 540 430 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	20 20 20	50 50 50	Lease: 16316 Type: REAL Owner #: 106446 Legal: EVA MAE UNIT #3 & #4 DALLAS PETRO GROUP AB 2 BEST H RRC #16316  .000057 Override Royalty Category: G1 Railroad #: 16316
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  HB1984: The Appraised value of \$70 in 2023 as compared to \$140 in 2018 is a 50.00% decrease.	20 20 20	70 70 70	Lease: 19745 Type: REAL Owner #: 106446 Legal: VICKI -1A- U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL  .000179 Override Royalty Category: G1 Railroad #: 19745
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	70 70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  HB1984: The Appraised value of \$180 in 2023 as compared to \$70 in 2018 is a 157.14% increase.	80 80 80	180 180 180	Lease: 22223 Type: REAL Owner #: 106446 Legal: RAPPAPORT UNIT MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22223  .000198 Override Royalty Category: G1 Railroad #: 22223
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	180 180 180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	90	Lease: 22806 Type: REAL Owner #: 106446 Legal: GERDES "B" MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #22806  .000573 Override Royalty Category: G1 Railroad #: 22806
ROAD & BRIDGE		30	90	
GIDDINGS ISD		30	90	
HB1984: The Appraised value of \$90 in 2023 as compared to \$180 in 2018 is a 50.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	90
ROAD & BRIDGE		30	0	90
GIDDINGS ISD		30	0	90

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	140	Lease: 22834 Type: REAL Owner #: 106446 Legal: WILL JESSIE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22834  .000233 Override Royalty Category: G1 Railroad #: 22834
ROAD & BRIDGE		90	140	
GIDDINGS ISD		90	140	
HB1984: The Appraised value of \$140 in 2023 as compared to \$50 in 2018 is a 180.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		90	0	140
ROAD & BRIDGE		90	0	140
GIDDINGS ISD		90	0	140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	150	Lease: 22835 Type: REAL Owner #: 106446 Legal: GERDES H #2 RE U S OPERATING INC AB 189 LAWRENCE C RRC #22835  .000573 Override Royalty Category: G1 Railroad #: 22835
ROAD & BRIDGE		150	150	
GIDDINGS ISD		150	150	
HB1984: The Appraised value of \$150 in 2023 as compared to \$140 in 2018 is a 7.14% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		150	0	150
ROAD & BRIDGE		150	0	150
GIDDINGS ISD		150	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	70	Lease: 22870 Type: REAL Owner #: 106446 Legal: STEGMUELLER #3 CHESAPEAKE OPERATING AB 17 REEL RJW (BUR AB49 REEL) RRC #22870 LEE 35% BURL 65%  .000463 Override Royalty Category: G1 Railroad #: 22870
ROAD & BRIDGE		20	70	
DIME BOX ISD		20	70	
HB1984: The Appraised value of \$70 in 2023 as compared to \$20 in 2018 is a 250.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	70
ROAD & BRIDGE		20	0	70
DIME BOX ISD		20	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	60 60 60	Lease: 22940 Type: REAL Owner #: 106446 Legal: NEVER LEE UNIT 1/2RE DALLAS PETRO GROUP AB 2 BEST H RRC #22940  .000104 Override Royalty Category: G1 Railroad #: 22940  HB1984: The Appraised value of \$60 in 2023 as compared to \$70 in 2018 is a 14.29% decrease.
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 DIME BOX ISD	20 20 20	200 200 200	Lease: 22963 Type: REAL Owner #: 106446 Legal: GERDES-KNITTLE MAGNOLIA OIL & GAS AB 17 REEL R J W RRC #22963  .000420 Override Royalty Category: G1 Railroad #: 22963  HB1984: The Appraised value of \$200 in 2023 as compared to \$140 in 2018 is a 42.86% 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	200 200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	200 200 200	Lease: 23309 Type: REAL Owner #: 106446 Legal: LAUDERDALE JOSIE UNIT MAGNOLIA OIL & GAS AB 2 BEST H RRC #23309  .000376 Override Royalty Category: G1 Railroad #: 23309  HB1984: The Appraised value of \$200 in 2023 as compared to \$150 in 2018 is a 33.33% 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	200 200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	350 350 350	380 380 380	Lease: 24523 Type: REAL Owner #: 106446 Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523  .000353 Override Royalty Category: G1 Railroad #: 24523  HB1984: The Appraised value of \$380 in 2023 as compared to \$350 in 2018 is a 8.57% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	350 350 350	0 0 0	380 380 380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	60 60 60	Lease: 75992 Type: REAL Owner #: 106446 Legal: TISH #2 U S OPERATING INC AB 189 LAWRENCE C RRC #75992  .000573 Override Royalty Category: G1 Railroad #: 75992  HB1984: The Appraised value of \$60 in 2023 as compared to \$50 in 2018 is a 20.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		50 50 50	Lease: 89602 Type: REAL Owner #: 106446 Legal: GERDES GARWOOD G-1 MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #089602  .000573 Override Royalty Category: G1 Railroad #: 89602  HB1984: The Appraised value of \$50 in 2023 as compared to \$200 in 2018 is a 75.00% 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	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	50 50 50	Lease: 93654 Type: REAL Owner #: 106446 Legal: HARRELL MARY B 3 MAGNOLIA OIL & GAS AB 2 BEST H RRC #093654  .000573 Override Royalty Category: G1 Railroad #: 93654  HB1984: The Appraised value of \$50 in 2023 as compared to \$10 in 2018 is a 400.00% 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	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	Lease: 107115 Type: REAL Owner #: 106446 Legal: SUSIE B #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107115  .000344 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	2,550	0	4,220		
ROAD & BRIDGE	2,550	0	4,220		
GIDDINGS ISD	1,410	0	2,140		
DIME BOX ISD	1,140	0	2,080		