

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

832-243-9600

CEDAR CANYON RANCH LP
1520 S MADISON ST
SAN ANGELO TX 76901-4449



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: 201875 616

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	560 560 560	2,430 2,430 2,430	Lease: 13672 Type: REAL Owner #: 201875 Legal: GANTT W1 MAGNOLIA OIL & GAS AB 226 MCNEESE I & 68 CROSBY RRC #13672 .005306 Override Royalty Category: G1 Railroad #: 13672
HB1984: The Appraised value of \$2,430 in 2023 as compared to \$970 in 2018 is a 150.52% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	560 560 560	0 0 0	2,430 2,430 2,430

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 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		110	380	Lease: 14286 Type: REAL Owner #: 201875 Legal: SCHMIDT-SACKS UNIT MAGNOLIA OIL & GAS AB 272 RUDESILL M & 371 SEATO RRC #14286 .002257 Override Royalty Category: G1 Railroad #: 14286
ROAD & BRIDGE		110	380	
GIDDINGS ISD		110	380	
HB1984: The Appraised value of \$380 in 2023 as compared to \$680 in 2018 is a 44.12% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		110	0	380
ROAD & BRIDGE		110	0	380
GIDDINGS ISD		110	0	380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			250	Lease: 14980 Type: REAL Owner #: 201875 Legal: SIEGMUND MAX LEEXUS OIL LLC AB 68 CROSBY J J RRC #14980 .021250 Override Royalty Category: G1 Railroad #: 14980
ROAD & BRIDGE			250	
GIDDINGS ISD			250	
HB1984: The Appraised value of \$250 in 2023 as compared to \$190 in 2018 is a 31.58% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	250
ROAD & BRIDGE		0	0	250
GIDDINGS ISD		0	0	250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		5,960	6,600	Lease: 22560 Type: REAL Owner #: 201875 Legal: MASSEY MAGNOLIA OIL & GAS AB 114 FOLLENSBEE A RRC #22560 .009196 Override Royalty Category: G1 Railroad #: 22560
ROAD & BRIDGE		5,960	6,600	
GIDDINGS ISD		5,960	6,600	
HB1984: The Appraised value of \$6,600 in 2023 as compared to \$1,870 in 2018 is a 252.94% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		5,960	0	6,600
ROAD & BRIDGE		5,960	0	6,600
GIDDINGS ISD		5,960	0	6,600

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,080	2,030	Lease: 22639 Type: REAL Owner #: 201875 Legal: PARRISH E J MAGNOLIA OIL & GAS AB 352 WILKERSON W L RRC #22639 .019389 Override Royalty Category: G1 Railroad #: 22639
ROAD & BRIDGE		1,080	2,030	
GIDDINGS ISD		1,080	2,030	
HB1984: The Appraised value of \$2,030 in 2023 as compared to \$2,300 in 2018 is a 11.74% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,080	0	2,030
ROAD & BRIDGE		1,080	0	2,030
GIDDINGS ISD		1,080	0	2,030

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		290	850	Lease: 22785 Type: REAL Owner #: 201875 Legal: PARRISH 4-H MAGNOLIA OIL & GAS AB 180 JOHNSON W RRC #22785 .010625 Override Royalty Category: G1 Railroad #: 22785
ROAD & BRIDGE		290	850	
GIDDINGS ISD		290	850	
HB1984: The Appraised value of \$850 in 2023 as compared to \$1,400 in 2018 is a 39.29% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		290	0	850
ROAD & BRIDGE		290	0	850
GIDDINGS ISD		290	0	850

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	10	Lease: 175091 Type: REAL Owner #: 201875 Legal: ROST UNIT #1RE MAGNOLIA OIL & GAS AB 387 STANLEY S J RRC #175091 .010283 Override Royalty Category: G1 Railroad #: 175091
ROAD & BRIDGE		10	10	
GIDDINGS ISD		10	10	
HB1984: The Appraised value of \$10 in 2023 as compared to \$570 in 2018 is a 98.25% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	10
ROAD & BRIDGE		10	0	10
GIDDINGS ISD		10	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,150	3,830	Lease: 720188 Type: REAL Owner #: 201875 Legal: ROST-MANN CO-OP UNIT MAGNOLIA OIL & GAS AB 180 JOHNSON W RRC 26749 DP 782791 .005141 Override Royalty Category: G1 Railroad #: 26749
ROAD & BRIDGE		3,150	3,830	
GIDDINGS ISD		3,150	3,830	
HB1984: The Appraised value of \$3,830 in 2023 as compared to \$5,780 in 2018 is a 33.74% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,150	0	3,830
ROAD & BRIDGE		3,150	0	3,830
GIDDINGS ISD		3,150	0	3,830

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,020	1,060	Lease: 720268 Type: REAL Owner #: 201875 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000072 Override Royalty Category: G1 Railroad #: 27973
ROAD & BRIDGE		1,020	1,060	
GIDDINGS ISD		1,020	1,060	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,020	0	1,060
ROAD & BRIDGE		1,020	0	1,060
GIDDINGS ISD		1,020	0	1,060

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		830 830 830	1,010 1,010 1,010	Lease: 720269 Type: REAL Owner #: 201875 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000072 Override Royalty Category: G1 Railroad #: 27974	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		830 830 830	0 0 0	1,010 1,010 1,010	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		980 980 980	1,470 1,470 1,470	Lease: 720270 Type: REAL Owner #: 201875 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000072 Override Royalty Category: G1 Railroad #: 27975	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		980 980 980	0 0 0	1,470 1,470 1,470	

Total of all Above Parcels						
Taxing Units		Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY		13,990	0	19,920		
ROAD & BRIDGE		13,990	0	19,920		
GIDDINGS ISD		13,990	0	19,920		