

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

832-243-9600

SPACEK ROCKY TROY
1246 COUNTY ROAD 140
LEDBETTER TX 78946-7102



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: 99906 3545

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	120 120 120	130 130 130	Lease: 13660 Type: REAL Owner #: 99906 Legal: TRACY #1RE U S OPERATING INC AB 2 BEST H RRC #13660 .000582 Royalty Interest Category: G1 Railroad #: 13660
HB1984: The Appraised value of \$130 in 2023 as compared to \$210 in 2018 is a 38.10% decrease.			
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	130 130 130

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		80	10	Lease: 14794 Type: REAL Owner #: 99906 Legal: PAMELA K #1 MAGNOLIA OIL & GAS AB 32 BARKER J RRC #14794 .002500 Override Royalty Category: G1 Railroad #: 14794
ROAD & BRIDGE		80	10	
GIDDINGS ISD		80	10	
HB1984: The Appraised value of \$10 in 2023 as compared to \$950 in 2018 is a 98.95% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		80	0	10
ROAD & BRIDGE		80	0	10
GIDDINGS ISD		80	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		480	810	Lease: 16612 Type: REAL Owner #: 99906 Legal: ERNA H MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #16612 .001550 Override Royalty Category: G1 Railroad #: 16612
ROAD & BRIDGE		480	810	
GIDDINGS ISD		480	810	
HB1984: The Appraised value of \$810 in 2023 as compared to \$50 in 2018 is a 1520.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		480	0	810
ROAD & BRIDGE		480	0	810
GIDDINGS ISD		480	0	810

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		240	330	Lease: 17012 Type: REAL Owner #: 99906 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012 .001026 Override Royalty Category: G1 Railroad #: 17012
ROAD & BRIDGE		240	330	
DIME BOX ISD		240	330	
HB1984: The Appraised value of \$330 in 2023 as compared to \$380 in 2018 is a 13.16% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		240	0	330
ROAD & BRIDGE		240	0	330
DIME BOX ISD		240	0	330

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	30	Lease: 18984 Type: REAL Owner #: 99906 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20% .000033 Override Royalty Category: G1 Railroad #: 18984
ROAD & BRIDGE		40	30	
GIDDINGS ISD		40	30	
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		40	0	30
ROAD & BRIDGE		40	0	30
GIDDINGS ISD		40	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	200	Lease: 19650 Type: REAL Owner #: 99906
ROAD & BRIDGE		130	200	Legal: BENJAMIN
GIDDINGS ISD		130	200	MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #19650
HB1984: The Appraised value of \$200 in 2023 as compared to				\$80 in 2018 is a 150.00% increase.
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	200
ROAD & BRIDGE		130	0	200
GIDDINGS ISD		130	0	200

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		200	520	Lease: 22772 Type: REAL Owner #: 99906
ROAD & BRIDGE		200	520	Legal: STATE OF TEXAS UNIT 2
GIDDINGS ISD		200	520	MAGNOLIA OIL & GAS
CUMMINGS CREEK	G	80	210	AB 190 LIGHTFOOT J W
GIDDINGS CITY		200	520	RRC #22772
Exemptions : G=LESS THAN \$500 MIN INT				
HB1984: The Appraised value of \$520 in 2023 as compared to				\$510 in 2018 is a 1.96% increase.
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		200	0	520
ROAD & BRIDGE		200	0	520
GIDDINGS ISD		200	0	520
CUMMINGS CREEK		0	210	0
GIDDINGS CITY		200	0	520

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			10	Lease: 25100 Type: REAL Owner #: 99906
ROAD & BRIDGE			10	Legal: HARDWICK-BIGGS #2
DIME BOX ISD			10	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #25100
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		0	0	10
ROAD & BRIDGE		0	0	10
DIME BOX ISD		0	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	5,770 5,770 5,770	7,740 7,740 7,740	Lease: 720241 Type: REAL Owner #: 99906 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752 .000913 Override Royalty Category: G1 Railroad #: 27722
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	5,770 5,770 5,770	0 0 0	7,740 7,740 7,740

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	7,060	0	9,780
ROAD & BRIDGE	7,060	0	9,780
DIME BOX ISD	6,130	0	8,210
GIDDINGS ISD	930	0	1,570
CUMMINGS CREEK	0	210	0
GIDDINGS CITY	200	0	520