

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: 100198 3799

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

TURNBOW DIX R  
PO BOX 277  
INDUSTRY TX 78944



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	340 340 340	890 890 890	Lease: 14625 Type: REAL Owner #: 100198 Legal: SIEGMUND LLOYD UNIT MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #14625  .017292 Override Royalty Category: G1 Railroad #: 14625
HB1984: The Appraised value of \$890 in 2023 as compared to \$1,230 in 2018 is a 27.64% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	340 340 340	0 0 0	890 890 890

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		110	660	Lease: 14626 Type: REAL Owner #: 100198 Legal: LALLINGER E MICHAEL MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626  .005630 Override Royalty Category: G1 Railroad #: 14626  HB1984: The Appraised value of \$660 in 2023 as compared to \$490 in 2018 is a 34.69% increase.
ROAD & BRIDGE		110	660	
GIDDINGS ISD		110	660	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	110	0	660	
ROAD & BRIDGE	110	0	660	
GIDDINGS ISD	110	0	660	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,800	2,500	Lease: 17012 Type: REAL Owner #: 100198 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012  .007793 Override Royalty Category: G1 Railroad #: 17012  HB1984: The Appraised value of \$2,500 in 2023 as compared to \$2,890 in 2018 is a 13.49% decrease.
ROAD & BRIDGE		1,800	2,500	
DIME BOX ISD		1,800	2,500	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,800	0	2,500	
ROAD & BRIDGE	1,800	0	2,500	
DIME BOX ISD	1,800	0	2,500	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,250	2,620	Lease: 20337 Type: REAL Owner #: 100198 Legal: DEBORAH MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #20337  .001999 Override Royalty Category: G1 Railroad #: 20337  HB1984: The Appraised value of \$2,620 in 2023 as compared to \$980 in 2018 is a 167.35% increase.
ROAD & BRIDGE		1,250	2,620	
GIDDINGS ISD		1,250	2,620	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,250	0	2,620	
ROAD & BRIDGE	1,250	0	2,620	
GIDDINGS ISD	1,250	0	2,620	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	240	Lease: 22386 Type: REAL Owner #: 100198 Legal: BREDTHAUER UNIT W#2H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22386  .000873 Override Royalty Category: G1 Railroad #: 22386  HB1984: The Appraised value of \$240 in 2023 as compared to \$100 in 2018 is a 140.00% increase.
ROAD & BRIDGE		90	240	
GIDDINGS ISD		90	240	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	90	0	240	
ROAD & BRIDGE	90	0	240	
GIDDINGS ISD	90	0	240	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		480	1,800	Lease: 24507 Type: REAL Owner #: 100198 Legal: BREDTHAUER #2-H UNIT WELL #3H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #24507  .000873 Override Royalty Category: G1 Railroad #: 24507
ROAD & BRIDGE		480	1,800	
GIDDINGS ISD		480	1,800	
HB1984: The Appraised value of \$1,800 in 2023 as compared to \$410 in 2018 is a 339.02% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		480	0	1,800
ROAD & BRIDGE		480	0	1,800
GIDDINGS ISD		480	0	1,800

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,180	2,270	Lease: 720268 Type: REAL Owner #: 100198 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS  .000154 Override Royalty Category: G1 Railroad #: 27973
ROAD & BRIDGE		2,180	2,270	
GIDDINGS ISD		2,180	2,270	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,180	0	2,270
ROAD & BRIDGE		2,180	0	2,270
GIDDINGS ISD		2,180	0	2,270

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,770	2,150	Lease: 720269 Type: REAL Owner #: 100198 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS  .000154 Override Royalty Category: G1 Railroad #: 27974
ROAD & BRIDGE		1,770	2,150	
GIDDINGS ISD		1,770	2,150	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,770	0	2,150
ROAD & BRIDGE		1,770	0	2,150
GIDDINGS ISD		1,770	0	2,150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,100	3,150	Lease: 720270 Type: REAL Owner #: 100198 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .000154 Override Royalty Category: G1 Railroad #: 27975
ROAD & BRIDGE		2,100	3,150	
GIDDINGS ISD		2,100	3,150	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,100	0	3,150
ROAD & BRIDGE		2,100	0	3,150
GIDDINGS ISD		2,100	0	3,150

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	10,120	0	16,280		
ROAD & BRIDGE	10,120	0	16,280		
GIDDINGS ISD	8,320	0	13,780		
DIME BOX ISD	1,800	0	2,500		