

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

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

832-243-9600

BROWN JON S  
PO BOX 246  
PALESTINE TX 75802-0246



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: 104861 491  
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	170 170 170	210 210 210	Lease: 12394 Type: REAL Owner #: 104861 Legal: HARDWICK-BIGGS #1RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12394  .000130 Royalty Interest Category: G1 Railroad #: 12394 HB1984: The Appraised value of \$210 in 2023 as compared to \$60 in 2018 is a 250.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	0 0 0	210 210 210

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 ROAD & BRIDGE GIDDINGS ISD	790 790 790	470 470 470	Lease: 13687 Type: REAL Owner #: 104861 Legal: CLEOPATRA UNIT I 1RE & 2H MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13687  .000272 Royalty Interest Category: G1 Railroad #: 13687  HB1984: The Appraised value of \$470 in 2023 as compared to \$50 in 2018 is a 840.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	790 790 790	0 0 0	470 470 470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	40 40 40	Lease: 16468 Type: REAL Owner #: 104861 Legal: CARMELLA UNIT 1RE & 2 DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #16468  .000762 Royalty Interest Category: G1 Railroad #: 16468  HB1984: The Appraised value of \$40 in 2023 as compared to \$170 in 2018 is a 76.47% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	40 40 40	Lease: 18094 Type: REAL Owner #: 104861 Legal: WARD "N" MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #18094  .000194 Royalty Interest Category: G1 Railroad #: 18094  HB1984: The Appraised value of \$40 in 2023 as compared to \$50 in 2018 is a 20.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	20 20 20	Lease: 18415 Type: REAL Owner #: 104861 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .000085 Royalty Interest Category: G1 Railroad #: 18415  HB1984: The Appraised value of \$20 in 2023 as compared to \$20 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	50 50 50	Lease: 19257 Type: REAL Owner #: 104861 Legal: THOMAS W#1 MAGNOLIA OIL & GAS AB 182 SHARP J RRC #19257 35% LEE 65% WASH  .000375 Override Royalty Category: G1 Railroad #: 19257  HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	30 30 30	Lease: 22573 Type: REAL Owner #: 104861 Legal: STEGLICH ELSIE UNIT MAGNOLIA OIL & GAS AB 284 SNEED J H RRC #22573  .000082 Royalty Interest Category: G1 Railroad #: 22573  HB1984: The Appraised value of \$30 in 2023 as compared to \$30 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	40 40 40	Lease: 22743 Type: REAL Owner #: 104861 Legal: LINCECUM -2- MAGNOLIA OIL & GAS AB 19 STEPHENS A R & 102 ESPER RRC #22743 LEE92%/WASH 8%  .000074 Royalty Interest Category: G1 Railroad #: 22743  HB1984: The Appraised value of \$40 in 2023 as compared to \$40 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	20 20 20	Lease: 23178 Type: REAL Owner #: 104861 Legal: MELANIE #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #23178  .000401 Royalty Interest Category: G1 Railroad #: 23178  HB1984: The Appraised value of \$20 in 2023 as compared to \$110 in 2018 is a 81.82% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	100 100 100	Lease: 86219 Type: REAL Owner #: 104861 Legal: LEITKO CURTIS #2 MAGNOLIA OIL & GAS  RRC #086219  .000262 Royalty Interest Category: G1 Railroad #: 86219  HB1984: The Appraised value of \$100 in 2023 as compared to \$160 in 2018 is a 37.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	10 10 10	Lease: 103617 Type: REAL Owner #: 104861 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000015 Royalty Interest Category: G1 Railroad #: 103617  HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	50 50 50	Lease: 108671 Type: REAL Owner #: 104861 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008  .000038 Override Royalty Category: G1 Railroad #: 26008  HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% 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	50 50 50	50 50 50	Lease: 720164 Type: REAL Owner #: 104861 Legal: TRAPPER UNIT 9A MAGNOLIA OIL & GAS AB 284 SNEED J H RRC 26375 DP 745939  .000061 Royalty Interest Category: G1 Railroad #: 26375  HB1984: The Appraised value of \$50 in 2023 as compared to \$60 in 2018 is a 16.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	1,410 1,410 1,410	1,890 1,890 1,890	Lease: 720241 Type: REAL Owner #: 104861 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .000223 Royalty Interest Category: G1 Railroad #: 27722		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,410 1,410 1,410	0 0 0	1,890 1,890 1,890		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		10 10 10	Lease: 720256 Type: REAL Owner #: 104861 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .000086 Royalty Interest Category: G1 Railroad #: 18415		
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		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist		10 10 10	Lease: 720275 Type: REAL Owner #: 104861 Legal: BOONE C W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27997 LEE6%/FAY2%/WAS92%  .000005 Royalty Interest Category: G1 Railroad #: 27997		
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	2,750	0	3,040		
ROAD & BRIDGE	2,750	0	3,040		
DIME BOX ISD	1,620	0	2,140		
GIDDINGS ISD	1,130	0	900		

