

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

832-243-9600

ZAPALAC ROBIN LENORE JERVIS
3613 GOEHRING RD
LEDBETTER TX 78946-5026



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: 200221 4185

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	3,150 3,150 3,150	2,280 2,280 2,280	Lease: 15 Type: REAL Owner #: 200221 Legal: SACKS SYLVIA UNIT W#4RE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800 .004928 Royalty Interest Category: G1 Railroad #: 20800
HB1984: The Appraised value of \$2,280 in 2023 as compared to \$1,670 in 2018 is a 36.53% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,150 3,150 3,150	0 0 0	2,280 2,280 2,280

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 GIDDINGS CITY G	10 10 10 10	10 10 10 10	Lease: 11314 Type: REAL Owner #: 200221 Legal: M & K #1RE MAGNOLIA OIL & GAS AB 32 BARKER J RRC #11314 .000014 Royalty Interest Category: G1 Railroad #: 11314 Exemptions : G=LESS THAN \$500 MIN INT 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 GIDDINGS CITY	10 10 10 0	0 0 0 10	10 10 10 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	210 210 210	Lease: 14625 Type: REAL Owner #: 200221 Legal: SIEGMUND LLOYD UNIT MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #14625 .004132 Royalty Interest Category: G1 Railroad #: 14625 HB1984: The Appraised value of \$210 in 2023 as compared to \$290 in 2018 is a 27.59% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	210 210 210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	370 370 370	Lease: 14626 Type: REAL Owner #: 200221 Legal: LALLINGER E MICHAEL MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626 .003125 Royalty Interest Category: G1 Railroad #: 14626 HB1984: The Appraised value of \$370 in 2023 as compared to \$270 in 2018 is a 37.04% 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	370 370 370

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		260	130	Lease: 14971 Type: REAL Owner #: 200221 Legal: GUELKER UNIT F -M- MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971 .002264 Royalty Interest Category: G1 Railroad #: 14971 HB1984: The Appraised value of \$130 in 2023 as compared to \$750 in 2018 is a 82.67% decrease.
ROAD & BRIDGE		260	130	
GIDDINGS ISD		260	130	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		260	0	130
ROAD & BRIDGE		260	0	130
GIDDINGS ISD		260	0	130

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,640	5,880	Lease: 16158 Type: REAL Owner #: 200221 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158 .006250 Royalty Interest Category: G1 Railroad #: 16158 HB1984: The Appraised value of \$5,880 in 2023 as compared to \$4,710 in 2018 is a 24.84% increase.
ROAD & BRIDGE		3,640	5,880	
DIME BOX ISD		2,910	4,710	
GIDDINGS ISD		730	1,180	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,640	0	5,880
ROAD & BRIDGE		3,640	0	5,880
DIME BOX ISD		2,910	0	4,710
GIDDINGS ISD		730	0	1,180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		660	1,570	Lease: 16660 Type: REAL Owner #: 200221 Legal: ERNEST "T" MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16660 .004594 Royalty Interest Category: G1 Railroad #: 16660 HB1984: The Appraised value of \$1,570 in 2023 as compared to \$1,190 in 2018 is a 31.93% increase.
ROAD & BRIDGE		660	1,570	
GIDDINGS ISD		660	1,570	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		660	0	1,570
ROAD & BRIDGE		660	0	1,570
GIDDINGS ISD		660	0	1,570

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		740	1,360	Lease: 17123 Type: REAL Owner #: 200221 Legal: STUERMER E P "A" MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #17123 .012500 Royalty Interest Category: G1 Railroad #: 17123 HB1984: The Appraised value of \$1,360 in 2023 as compared to \$700 in 2018 is a 94.29% increase.
ROAD & BRIDGE		740	1,360	
GIDDINGS ISD		740	1,360	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		740	0	1,360
ROAD & BRIDGE		740	0	1,360
GIDDINGS ISD		740	0	1,360

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,010 1,010 1,010	1,390 1,390 1,390	1,390 1,390 1,390	Lease: 19461 Type: REAL Owner #: 200221 Legal: PATSY LEEXUS OIL LLC AB 81 DOBBINS J RRC #19461 .012500 Royalty Interest Category: G1 Railroad #: 19461
HB1984: The Appraised value of \$1,390 in 2023 as compared to \$640 in 2018 is a 117.19% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,010 1,010 1,010	0 0 0	1,390 1,390 1,390	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	320 320 320	300 300 300	300 300 300	Lease: 22538 Type: REAL Owner #: 200221 Legal: SYLVIA MAGNOLIA OIL & GAS AB 196 LAVERMAN L RRC #22538 .011014 Royalty Interest Category: G1 Railroad #: 22538
No 2018 Hist				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	320 320 320	0 0 0	300 300 300	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	8,510 8,510 8,510	8,760 8,760 8,760	8,760 8,760 8,760	Lease: 22589 Type: REAL Owner #: 200221 Legal: BRENDA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #22589 .010456 Royalty Interest Category: G1 Railroad #: 22589
HB1984: The Appraised value of \$8,760 in 2023 as compared to \$8,480 in 2018 is a 3.30% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	8,510 8,510 8,510	0 0 0	8,760 8,760 8,760	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	890 890 890	890 890 890	Lease: 83554 Type: REAL Owner #: 200221 Legal: HAWN LEEXUS OIL LLC AB 207 MANCHA J F RRC #083554 .012500 Royalty Interest Category: G1 Railroad #: 26011
HB1984: The Appraised value of \$890 in 2023 as compared to \$940 in 2018 is a 5.32% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	0 0 0	890 890 890	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		210	290	Lease: 107539 Type: REAL Owner #: 200221
ROAD & BRIDGE		210	290	Legal: TWO FINGERS -A- #2
GIDDINGS ISD		210	290	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107539
.004383 Royalty Interest Category: G1 Railroad #: 107539				
HB1984: The Appraised value of \$290 in 2023 as compared to \$400 in 2018 is a 27.50% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		210	0	290
ROAD & BRIDGE		210	0	290
GIDDINGS ISD		210	0	290

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	180	Lease: 108670 Type: REAL Owner #: 200221
ROAD & BRIDGE		30	180	Legal: KIMBERLY #1
GIDDINGS ISD		30	180	CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670
.007813 Royalty Interest Category: G1 Railroad #: 108670				
HB1984: The Appraised value of \$180 in 2023 as compared to \$200 in 2018 is a 10.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	180
ROAD & BRIDGE		30	0	180
GIDDINGS ISD		30	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,020	4,950	Lease: 108671 Type: REAL Owner #: 200221
ROAD & BRIDGE		4,020	4,950	Legal: LOU-ANN #1-RE
GIDDINGS ISD		4,020	4,950	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008
.003944 Royalty Interest Category: G1 Railroad #: 26008				
HB1984: The Appraised value of \$4,950 in 2023 as compared to \$4,430 in 2018 is a 11.74% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,020	0	4,950
ROAD & BRIDGE		4,020	0	4,950
GIDDINGS ISD		4,020	0	4,950

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,380	3,300	Lease: 222130 Type: REAL Owner #: 200221
ROAD & BRIDGE		2,380	3,300	Legal: DODIE 1RE
GIDDINGS ISD		2,380	3,300	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #222130
.012500 Royalty Interest Category: G1 Railroad #: 222130				
HB1984: The Appraised value of \$3,300 in 2023 as compared to \$1,270 in 2018 is a 159.84% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,380	0	3,300
ROAD & BRIDGE		2,380	0	3,300
GIDDINGS ISD		2,380	0	3,300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	690 690 690	5,300 5,300 5,300	Lease: 720137 Type: REAL Owner #: 200221 Legal: SHORTY W#1 MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #226538 .012500 Royalty Interest Category: G1 Railroad #: 226538
HB1984: The Appraised value of \$5,300 in 2023 as compared to \$10 in 2018 is a 52900.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	690 690 690	0 0 0	5,300 5,300 5,300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	13,380 13,380 13,380 13,380	11,790 11,790 11,790 11,790	Lease: 720231 Type: REAL Owner #: 200221 Legal: COCCOLITH A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27518 DP 840502 .012500 Royalty Interest Category: G1 Railroad #: 27518
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	13,380 13,380 13,380 13,380	0 0 0 0	11,790 11,790 11,790 11,790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	20,180 20,180 20,180 20,180	21,320 21,320 21,320 21,320	Lease: 720232 Type: REAL Owner #: 200221 Legal: MOLLUSC A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27504 DP 840503 .012500 Royalty Interest Category: G1 Railroad #: 27504
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	20,180 20,180 20,180 20,180	0 0 0 0	21,320 21,320 21,320 21,320

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist		30 30 30 20	150 150 150 100	Lease: 720259 Type: REAL Owner #: 200221 Legal: STATLER IRONROC ENERGY AB 165 DEWITT G LEE@23% RRC 22161 FAY@77% .000254 Royalty Interest Category: G1 Railroad #: 22161	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK		30 30 30 20	0 0 0 0	150 150 150 100	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		980 980 980	1,010 1,010 1,010	Lease: 720268 Type: REAL Owner #: 200221 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000069 Royalty Interest Category: G1 Railroad #: 27973	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		980 980 980	0 0 0	1,010 1,010 1,010	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		790 790 790	960 960 960	Lease: 720269 Type: REAL Owner #: 200221 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000069 Royalty Interest Category: G1 Railroad #: 27974	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		790 790 790	0 0 0	960 960 960	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		940 940 940	1,410 1,410 1,410	Lease: 720270 Type: REAL Owner #: 200221 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000069 Royalty Interest Category: G1 Railroad #: 27975	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		940 940 940	0 0 0	1,410 1,410 1,410	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	62,320	0	73,810		
ROAD & BRIDGE	62,320	0	73,810		
GIDDINGS ISD	59,410	0	69,110		
GIDDINGS CITY	0	10	0		
DIME BOX ISD	2,910	0	4,710		
CUMMINGS CREEK	33,580	0	33,210		