

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

832-243-9600

BLACK DIAMOND RESOURCES LLC
PO BOX 10165
FLEMING ISLAND FL 32006-0041



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: 93905 345

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	1,970 1,970 1,970	1,430 1,430 1,430	Lease: 25406 Type: REAL Owner #: 93905 Legal: RUTHVEN-BISETT CO-OP UNIT 1 MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406 .001716 Override Royalty Category: G1 Railroad #: 25406
HB1984: The Appraised value of \$1,430 in 2023 as compared to \$820 in 2018 is a 74.39% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,970 1,970 1,970	0 0 0	1,430 1,430 1,430

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		3,940	1,080	Lease: 720142 Type: REAL Owner #: 93905 Legal: RUTHVEN SHIRLEY #1 & 2 MAGNOLIA OIL & GAS AB 164 MCCOY C J RRC #22496 .003750 Override Royalty Category: G1 Railroad #: 22496
ROAD & BRIDGE		3,940	1,080	
GIDDINGS ISD		3,940	1,080	
HB1984: The Appraised value of \$1,080 in 2023 as compared to \$5,340 in 2018 is a 79.78% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,940	0	1,080
ROAD & BRIDGE		3,940	0	1,080
GIDDINGS ISD		3,940	0	1,080

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		19,500	20,240	Lease: 720268 Type: REAL Owner #: 93905 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .001377 Override Royalty Category: G1 Railroad #: 27973
ROAD & BRIDGE		19,500	20,240	
GIDDINGS ISD		19,500	20,240	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		19,500	0	20,240
ROAD & BRIDGE		19,500	0	20,240
GIDDINGS ISD		19,500	0	20,240

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		15,820	19,210	Lease: 720269 Type: REAL Owner #: 93905 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .001377 Override Royalty Category: G1 Railroad #: 27974
ROAD & BRIDGE		15,820	19,210	
GIDDINGS ISD		15,820	19,210	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		15,820	0	19,210
ROAD & BRIDGE		15,820	0	19,210
GIDDINGS ISD		15,820	0	19,210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		18,800	28,110	Lease: 720270 Type: REAL Owner #: 93905 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .001377 Override Royalty Category: G1 Railroad #: 27975
ROAD & BRIDGE		18,800	28,110	
GIDDINGS ISD		18,800	28,110	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		18,800	0	28,110
ROAD & BRIDGE		18,800	0	28,110
GIDDINGS ISD		18,800	0	28,110

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	60,030	0	70,070		
ROAD & BRIDGE	60,030	0	70,070		
GIDDINGS ISD	60,030	0	70,070		

