

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

832-243-9600

CAMPBELL BENJAMIN J  
1401 PRESTWOOD PL  
AUSTIN TX 78746-7604



**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: 96185 563

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	2,780 2,780 2,780	2,600 2,600 2,600	Lease: 11992 Type: REAL Owner #: 96185 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992  .002986 Override Royalty Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$2,600 in 2023 as compared to \$2,150 in 2018 is a 20.93% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,780 2,780 2,780	0 0 0	2,600 2,600 2,600

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		1,350	1,680	Lease: 12039 Type: REAL Owner #: 96185
ROAD & BRIDGE		1,350	1,680	Legal: STEIN J #1
DIME BOX ISD		1,350	1,680	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039
.002986 Override Royalty Category: G1 Railroad #: 12039				
HB1984: The Appraised value of \$1,680 in 2023 as compared to \$1,130 in 2018 is a 48.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,350	0	1,680
ROAD & BRIDGE		1,350	0	1,680
DIME BOX ISD		1,350	0	1,680

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		500	4,660	Lease: 15826 Type: REAL Owner #: 96185
ROAD & BRIDGE		500	4,660	Legal: CHARLOTTE 2RE
DIME BOX ISD		500	4,660	U S OPERATING AB 22 WALLACE J Y RRC #15826
.006519 Override Royalty Category: G1 Railroad #: 15826				
HB1984: The Appraised value of \$4,660 in 2023 as compared to \$1,410 in 2018 is a 230.50% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		500	0	4,660
ROAD & BRIDGE		500	0	4,660
DIME BOX ISD		500	0	4,660

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	190	Lease: 18619 Type: REAL Owner #: 96185
ROAD & BRIDGE		130	190	Legal: SIMMANG Q.W.
GIDDINGS ISD		130	190	MAGNOLIA OIL & GAS AB 302 SORSBY W A RRC #18619
.002008 Override Royalty Category: G1 Railroad #: 18619				
HB1984: The Appraised value of \$190 in 2023 as compared to \$230 in 2018 is a 17.39% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	190
ROAD & BRIDGE		130	0	190
GIDDINGS ISD		130	0	190

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	200	Lease: 18873 Type: REAL Owner #: 96185
ROAD & BRIDGE		150	200	Legal: BERNDT B "A" 1/2A/3A
DIME BOX ISD		150	200	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #18873
.005000 Override Royalty Category: G1 Railroad #: 18873				
HB1984: The Appraised value of \$200 in 2023 as compared to \$160 in 2018 is a 25.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		150	0	200
ROAD & BRIDGE		150	0	200
DIME BOX ISD		150	0	200

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		310	1,260	Lease: 19257 Type: REAL Owner #: 96185 Legal: THOMAS W#1 MAGNOLIA OIL & GAS AB 182 SHARP J RRC #19257 35% LEE 65% WASH  .010000 Override Royalty Category: G1 Railroad #: 19257
ROAD & BRIDGE		310	1,260	
GIDDINGS ISD		310	1,260	
HB1984: The Appraised value of \$1,260 in 2023 as compared to \$1,130 in 2018 is a 11.50% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		310	0	1,260
ROAD & BRIDGE		310	0	1,260
GIDDINGS ISD		310	0	1,260

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		260	390	Lease: 19650 Type: REAL Owner #: 96185 Legal: BENJAMIN MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #19650  .005000 Override Royalty Category: G1 Railroad #: 19650
ROAD & BRIDGE		260	390	
GIDDINGS ISD		260	390	
HB1984: The Appraised value of \$390 in 2023 as compared to \$150 in 2018 is a 160.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		260	0	390
ROAD & BRIDGE		260	0	390
GIDDINGS ISD		260	0	390

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		510	1,700	Lease: 19716 Type: REAL Owner #: 96185 Legal: DANIEL MAGNOLIA OIL & GAS AB 83 DELAPLAIN A C RRC #19716  .007948 Override Royalty Category: G1 Railroad #: 19716
ROAD & BRIDGE		510	1,700	
GIDDINGS ISD		510	1,700	
HB1984: The Appraised value of \$1,700 in 2023 as compared to \$390 in 2018 is a 335.90% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		510	0	1,700
ROAD & BRIDGE		510	0	1,700
GIDDINGS ISD		510	0	1,700

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,440	5,140	Lease: 20337 Type: REAL Owner #: 96185 Legal: DEBORAH MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #20337  .003918 Override Royalty Category: G1 Railroad #: 20337
ROAD & BRIDGE		2,440	5,140	
GIDDINGS ISD		2,440	5,140	
HB1984: The Appraised value of \$5,140 in 2023 as compared to \$1,920 in 2018 is a 167.71% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,440	0	5,140
ROAD & BRIDGE		2,440	0	5,140
GIDDINGS ISD		2,440	0	5,140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		70	20	Lease: 21359 Type: REAL Owner #: 96185 Legal: MORGAN UNIT MAGNOLIA OIL & GAS AB 313 TAYLOR J B RRC #21359  .008000 Override Royalty Category: G1 Railroad #: 21359
ROAD & BRIDGE		70	20	
DIME BOX ISD		70	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$1,240 in 2018 is a 98.39% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70	0	20
ROAD & BRIDGE		70	0	20
DIME BOX ISD		70	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	380	Lease: 22179 Type: REAL Owner #: 96185 Legal: ULLRICH "A" MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22179  .001091 Override Royalty Category: G1 Railroad #: 22179
ROAD & BRIDGE		150	380	
GIDDINGS ISD		150	380	
HB1984: The Appraised value of \$380 in 2023 as compared to \$780 in 2018 is a 51.28% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		150	0	380
ROAD & BRIDGE		150	0	380
GIDDINGS ISD		150	0	380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		470	6,320	Lease: 22209 Type: REAL Owner #: 96185 Legal: STRINGER MAGNOLIA OIL & GAS AB 182 SHARP J RRC #22209  .005160 Override Royalty Category: G1 Railroad #: 22209
ROAD & BRIDGE		470	6,320	
GIDDINGS ISD		470	6,320	
HB1984: The Appraised value of \$6,320 in 2023 as compared to \$1,880 in 2018 is a 236.17% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		470	0	6,320
ROAD & BRIDGE		470	0	6,320
GIDDINGS ISD		470	0	6,320

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		190	1,620	Lease: 22367 Type: REAL Owner #: 96185 Legal: RANDOLPH MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22367  .001197 Override Royalty Category: G1 Railroad #: 22367
ROAD & BRIDGE		190	1,620	
GIDDINGS ISD		190	1,620	
HB1984: The Appraised value of \$1,620 in 2023 as compared to \$1,410 in 2018 is a 14.89% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		190	0	1,620
ROAD & BRIDGE		190	0	1,620
GIDDINGS ISD		190	0	1,620

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	20	Lease: 22464 Type: REAL Owner #: 96185 Legal: AIRPORT UNIT MAGNOLIA OIL & GAS AB 71 CHANEY C RRC #22464  .000931 Override Royalty Category: G1 Railroad #: 22464
ROAD & BRIDGE		170	20	
GIDDINGS ISD		170	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$240 in 2018 is a 91.67% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	20
ROAD & BRIDGE		170	0	20
GIDDINGS ISD		170	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		830	870	Lease: 720268 Type: REAL Owner #: 96185 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS  .000059 Override Royalty Category: G1 Railroad #: 27973
ROAD & BRIDGE		830	870	
GIDDINGS ISD		830	870	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		830	0	870
ROAD & BRIDGE		830	0	870
GIDDINGS ISD		830	0	870

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		680	820	Lease: 720269 Type: REAL Owner #: 96185 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS  .000059 Override Royalty Category: G1 Railroad #: 27974
ROAD & BRIDGE		680	820	
GIDDINGS ISD		680	820	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		680	0	820
ROAD & BRIDGE		680	0	820
GIDDINGS ISD		680	0	820

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		800	1,200	Lease: 720270 Type: REAL Owner #: 96185 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .000059 Override Royalty Category: G1 Railroad #: 27975
ROAD & BRIDGE		800	1,200	
GIDDINGS ISD		800	1,200	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		800	0	1,200
ROAD & BRIDGE		800	0	1,200
GIDDINGS ISD		800	0	1,200

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist			160 160 160	Lease: 720275 Type: REAL Owner #: 96185 Legal: BOONE C W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27997 LEE6%/FAY2%/WAS92%  .000129 Override Royalty 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	160 160 160	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist			120 120 120	Lease: 720276 Type: REAL Owner #: 96185 Legal: BOONE D W#1H MAGNOLIA OIL & GAS AB 182 SHARP J RRC 27985 LEE6%/FAY2%/WAS92%  .000129 Override Royalty Category: G1 Railroad #: 27985	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		0 0 0	0 0 0	120 120 120	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	11,790	0	29,350		
ROAD & BRIDGE	11,790	0	29,350		
DIME BOX ISD	4,850	0	9,160		
GIDDINGS ISD	6,940	0	20,190		