

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

JERVIS CAEDON WAYNE  
PO BOX 352  
GIDDINGS TX 78942



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: 200225 1827

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	520 520 520	380 380 380	Lease: 15 Type: REAL Owner #: 200225 Legal: SACKS SYLVIA UNIT W#4RE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800  .000821 Royalty Interest Category: G1 Railroad #: 20800
HB1984: The Appraised value of \$380 in 2023 as compared to \$280 in 2018 is a 35.71% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	520	0	380
ROAD & BRIDGE	520	0	380
GIDDINGS ISD	520	0	380

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	10 10 10	40 40 40	Lease: 14625 Type: REAL Owner #: 200225 Legal: SIEGMUND LLOYD UNIT MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #14625  .000689 Royalty Interest Category: G1 Railroad #: 14625  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	10 10 10	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	60 60 60	Lease: 14626 Type: REAL Owner #: 200225 Legal: LALLINGER E MICHAEL MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626  .000521 Royalty Interest Category: G1 Railroad #: 14626  HB1984: The Appraised value of \$60 in 2023 as compared to \$50 in 2018 is a 20.00% 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	60 60 60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	20 20 20	Lease: 14971 Type: REAL Owner #: 200225 Legal: GUELKER UNIT F -M- MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971  .000377 Royalty Interest Category: G1 Railroad #: 14971  HB1984: The Appraised value of \$20 in 2023 as compared to \$130 in 2018 is a 84.62% decrease.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	610 610 490 120	980 980 790 200	Lease: 16158 Type: REAL Owner #: 200225 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158  .001042 Royalty Interest Category: G1 Railroad #: 16158  HB1984: The Appraised value of \$980 in 2023 as compared to \$790 in 2018 is a 24.05% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	610 610 490 120	0 0 0 0	980 980 790 200		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	260 260 260	Lease: 16660 Type: REAL Owner #: 200225 Legal: ERNEST "T" MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16660  .000765 Royalty Interest Category: G1 Railroad #: 16660  HB1984: The Appraised value of \$260 in 2023 as compared to \$200 in 2018 is a 30.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	0 0 0	260 260 260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	230 230 230	Lease: 17123 Type: REAL Owner #: 200225 Legal: STUERMER E P "A" MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #17123  .002083 Royalty Interest Category: G1 Railroad #: 17123  HB1984: The Appraised value of \$230 in 2023 as compared to \$120 in 2018 is a 91.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	0 0 0	230 230 230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	230 230 230	Lease: 19461 Type: REAL Owner #: 200225 Legal: PATSY LEEXUS OIL LLC AB 81 DOBBINS J RRC #19461  .002083 Royalty Interest Category: G1 Railroad #: 19461  HB1984: The Appraised value of \$230 in 2023 as compared to \$110 in 2018 is a 109.09% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	230 230 230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	50 50 50	Lease: 22538 Type: REAL Owner #: 200225 Legal: SYLVIA MAGNOLIA OIL & GAS AB 196 LAVERMAN L RRC #22538  .001836 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	50 50 50	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,420 1,420 1,420	1,460 1,460 1,460	Lease: 22589 Type: REAL Owner #: 200225 Legal: BRENDA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #22589  .001743 Royalty Interest Category: G1 Railroad #: 22589  HB1984: The Appraised value of \$1,460 in 2023 as compared to \$1,410 in 2018 is a 3.55% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,420 1,420 1,420	0 0 0	1,460 1,460 1,460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	150 150 150	Lease: 83554 Type: REAL Owner #: 200225 Legal: HAWN LEEXUS OIL LLC AB 207 MANCHA J F RRC #083554  .002083 Royalty Interest Category: G1 Railroad #: 26011  HB1984: The Appraised value of \$150 in 2023 as compared to \$160 in 2018 is a 6.25% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	50 50 50	Lease: 107539 Type: REAL Owner #: 200225 Legal: TWO FINGERS -A- #2 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107539  .000731 Royalty Interest Category: G1 Railroad #: 107539  HB1984: The Appraised value of \$50 in 2023 as compared to \$70 in 2018 is a 28.57% decrease.
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		30 30 30	Lease: 108670 Type: REAL Owner #: 200225 Legal: KIMBERLY #1 CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670  .001302 Royalty Interest Category: G1 Railroad #: 108670  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	0 0 0	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	670 670 670	830 830 830	Lease: 108671 Type: REAL Owner #: 200225 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008  .000657 Royalty Interest Category: G1 Railroad #: 26008  HB1984: The Appraised value of \$830 in 2023 as compared to \$740 in 2018 is a 12.16% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	670 670 670	0 0 0	830 830 830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	400 400 400	550 550 550	Lease: 222130 Type: REAL Owner #: 200225 Legal: DODIE 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #222130  .002083 Royalty Interest Category: G1 Railroad #: 222130  HB1984: The Appraised value of \$550 in 2023 as compared to \$210 in 2018 is a 161.90% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	400 400 400	0 0 0	550 550 550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	880 880 880	Lease: 720137 Type: REAL Owner #: 200225 Legal: SHORTY W#1 MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #226538  .002083 Royalty Interest Category: G1 Railroad #: 226538  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	0 0 0	880 880 880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	2,230 2,230 2,230 2,230	1,960 1,960 1,960 1,960	Lease: 720231 Type: REAL Owner #: 200225 Legal: COCCOLITH A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27518 DP 840502  .002083 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	2,230 2,230 2,230 2,230	0 0 0 0	1,960 1,960 1,960 1,960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK  No 2018 Hist	3,360 3,360 3,360 3,360	3,550 3,550 3,550 3,550	Lease: 720232 Type: REAL Owner #: 200225 Legal: MOLLUSC A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27504 DP 840503  .002083 Royalty Interest Category: G1 Railroad #: 27504
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	3,360 3,360 3,360 3,360	0 0 0 0	3,550 3,550 3,550 3,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK  No 2018 Hist		20 20 20 10	Lease: 720259 Type: REAL Owner #: 200225 Legal: STATLER IRONROC ENERGY AB 165 DEWITT G LEE@23% RRC 22161 FAY@77%  .000031 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	0 0 0 0	0 0 0 0	20 20 20 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	160 160 160	160 160 160	Lease: 720268 Type: REAL Owner #: 200225 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS  .000011 Royalty Interest Category: G1 Railroad #: 27973
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	160 160 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	130 130 130	150 150 150	Lease: 720269 Type: REAL Owner #: 200225 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS  .000011 Royalty Interest Category: G1 Railroad #: 27974
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	130 130 130	0 0 0	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD          No 2018 Hist	150 150 150	220 220 220	Lease: 720270      Type: REAL Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .000011 Royalty Interest Category:      G1 Railroad #:              27975	Owner #: 200225	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	0 0 0	220 220 220		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	10,360	0	12,260		
ROAD & BRIDGE	10,360	0	12,260		
GIDDINGS ISD	9,870	0	11,480		
DIME BOX ISD	490	0	790		
CUMMINGS CREEK	5,590	0	5,520		

