

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

832-243-9600

MAG-91 PARTNERS  
2800 N BIG SPRING ST  
MIDLAND TX 79705-6628



**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: 98400 2349

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	1,650 1,650 1,650	3,040 3,040 3,040	Lease: 12785 Type: REAL Owner #: 98400 Legal: ZGABAY EDWIN "D" 3RE & 4 MAGNOLIA OIL & GAS AB 152 HALL E H RRC #12785  .003938 Override Royalty Category: G1 Railroad #: 12785
HB1984: The Appraised value of \$3,040 in 2023 as compared to \$1,760 in 2018 is a 72.73% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,650 1,650 1,650	0 0 0	3,040 3,040 3,040

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		30	60	Lease: 12854 Type: REAL Owner #: 98400 Legal: ZCABAY EDWIN -6- MAGNOLIA OIL & GAS AB 152 HALL E H RRC #12854  .003937 Override Royalty Category: G1 Railroad #: 12854
ROAD & BRIDGE		30	60	
DIME BOX ISD		30	60	
HB1984: The Appraised value of \$60 in 2023 as compared to \$320 in 2018 is a 81.25% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	60
ROAD & BRIDGE		30	0	60
DIME BOX ISD		30	0	60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		300	9,680	Lease: 14371 Type: REAL Owner #: 98400 Legal: SOMMER L C UNITS MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #14371  .012177 Override Royalty Category: G1 Railroad #: 14371
ROAD & BRIDGE		300	9,680	
GIDDINGS ISD		300	9,680	
HB1984: The Appraised value of \$9,680 in 2023 as compared to \$5,770 in 2018 is a 67.76% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		300	0	9,680
ROAD & BRIDGE		300	0	9,680
GIDDINGS ISD		300	0	9,680

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10,320	8,630	Lease: 14516 Type: REAL Owner #: 98400 Legal: LEHMANN IRA J #4 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #14516  .003787 Override Royalty Category: G1 Railroad #: 14516
ROAD & BRIDGE		10,320	8,630	
GIDDINGS ISD		10,320	8,630	
HB1984: The Appraised value of \$8,630 in 2023 as compared to \$10,010 in 2018 is a 13.79% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10,320	0	8,630
ROAD & BRIDGE		10,320	0	8,630
GIDDINGS ISD		10,320	0	8,630

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,240	1,570	Lease: 15849 Type: REAL Owner #: 98400 Legal: KIMBERLY UNIT MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #15849  .005403 Override Royalty Category: G1 Railroad #: 15849
ROAD & BRIDGE		2,240	1,570	
GIDDINGS ISD		2,240	1,570	
HB1984: The Appraised value of \$1,570 in 2023 as compared to \$2,900 in 2018 is a 45.86% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,240	0	1,570
ROAD & BRIDGE		2,240	0	1,570
GIDDINGS ISD		2,240	0	1,570

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	900 900 900	640 640 640	640 640 640	Lease: 22110 Type: REAL Owner #: 98400 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110  .000570 Override Royalty Category: G1 Railroad #: 22110  HB1984: The Appraised value of \$640 in 2023 as compared to \$390 in 2018 is a 64.10% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	900 900 900	0 0 0	640 640 640	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	120 120 120	120 120 120	Lease: 22200 Type: REAL Owner #: 98400 Legal: BOWERS MAGNOLIA OIL & GAS AB 152 HALL E H RRC #22200  .001855 Override Royalty Category: G1 Railroad #: 22200  HB1984: The Appraised value of \$120 in 2023 as compared to \$90 in 2018 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	0 0 0	120 120 120	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	100 100 100	100 100 100	Lease: 22266 Type: REAL Owner #: 98400 Legal: WEEKS-LEHMANN UNIT W1 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #22266  .000295 Override Royalty Category: G1 Railroad #: 22266  HB1984: The Appraised value of \$100 in 2023 as compared to \$150 in 2018 is a 33.33% 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	760 760 760	1,940 1,940 1,940	1,940 1,940 1,940	Lease: 22317 Type: REAL Owner #: 98400 Legal: LEHMANN IRA #2RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #22317 LEE 91.7%  .004770 Override Royalty Category: G1 Railroad #: 22317  HB1984: The Appraised value of \$1,940 in 2023 as compared to \$6,720 in 2018 is a 71.13% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	760 760 760	0 0 0	1,940 1,940 1,940	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,850	4,330	Lease: 200509 Type: REAL Owner #: 98400
ROAD & BRIDGE		3,850	4,330	Legal: BOWERS J A ESTATE #2
DIME BOX ISD		3,850	4,330	MAGNOLIA OIL & GAS AB 152 HALL E H RRC #200509
.012375 Override Royalty Category: G1 Railroad #: 200509				
HB1984: The Appraised value of \$4,330 in 2023 as compared to \$1,940 in 2018 is a 123.20% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,850	0	4,330
ROAD & BRIDGE		3,850	0	4,330
DIME BOX ISD		3,850	0	4,330

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,970	3,190	Lease: 720189 Type: REAL Owner #: 98400
ROAD & BRIDGE		1,970	3,190	Legal: WEEKS-LEHMANN UNIT W2
GIDDINGS ISD		1,970	3,190	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 22266 DP 786023
.002532 Override Royalty Category: G1 Railroad #: 22266				
HB1984: The Appraised value of \$3,190 in 2023 as compared to \$6,220 in 2018 is a 48.71% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,970	0	3,190
ROAD & BRIDGE		1,970	0	3,190
GIDDINGS ISD		1,970	0	3,190

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,030	2,130	Lease: 720249 Type: REAL Owner #: 98400
ROAD & BRIDGE		3,030	2,130	Legal: LEHMANN HEIRS OL UNIT 2H
GIDDINGS ISD		3,030	2,130	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912
.000570 Override Royalty Category: G1 Railroad #: 22110				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,030	0	2,130
ROAD & BRIDGE		3,030	0	2,130
GIDDINGS ISD		3,030	0	2,130

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	25,170	0	35,430	
ROAD & BRIDGE	25,170	0	35,430	
DIME BOX ISD	5,590	0	7,550	
GIDDINGS ISD	19,580	0	27,880	