

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

832-243-9600

FRANZ FRANCES CAMERON  
4 E BROAD OAKS DR  
HOUSTON TX 77056-1224



**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: 200214 1220

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	310 310 310	640 640 640	Lease: 14203 Type: REAL Owner #: 200214 Legal: KING #8RE MAGNOLIA OIL & GAS AB 18 SPARKS M RRC 291715 14203  .013098 Royalty Interest Category: G1 Railroad #: 14203
HB1984: The Appraised value of \$640 in 2023 as compared to \$5,400 in 2018 is a 88.15% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	310 310 310	0 0 0	640 640 640

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		3,430	3,950	Lease: 16802 Type: REAL Owner #: 200214
ROAD & BRIDGE		3,430	3,950	Legal: E-C-F OIL UNIT 1RE
GIDDINGS ISD		3,430	3,950	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #16802
.012647 Royalty Interest Category: G1 Railroad #: 16802				
HB1984: The Appraised value of \$3,950 in 2023 as compared to \$5,660 in 2018 is a 30.21% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,430	0	3,950
ROAD & BRIDGE		3,430	0	3,950
GIDDINGS ISD		3,430	0	3,950

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,360	1,560	Lease: 16802 Type: REAL Owner #: 200214
ROAD & BRIDGE		1,360	1,560	Legal: E-C-F OIL UNIT 1RE
GIDDINGS ISD		1,360	1,560	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #16802
.005000 Override Royalty Category: G1 Railroad #: 16802				
HB1984: The Appraised value of \$1,560 in 2023 as compared to \$2,240 in 2018 is a 30.36% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,360	0	1,560
ROAD & BRIDGE		1,360	0	1,560
GIDDINGS ISD		1,360	0	1,560

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	10	Lease: 22323 Type: REAL Owner #: 200214
ROAD & BRIDGE		30	10	Legal: E-C-F OIL UNIT 2
GIDDINGS ISD		30	10	MAGNOLIA OIL & GAS AB 309 SPENCE J S RRC #22323
.009678 Royalty Interest Category: G1 Railroad #: 22323				
HB1984: The Appraised value of \$10 in 2023 as compared to \$90 in 2018 is a 88.89% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	10
ROAD & BRIDGE		30	0	10
GIDDINGS ISD		30	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20,820	15,010	Lease: 22444 Type: REAL Owner #: 200214
ROAD & BRIDGE		20,820	15,010	Legal: CAMERON MAMIE UNIT 1
GIDDINGS ISD		20,820	15,010	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #22444
.020787 Royalty Interest Category: G1 Railroad #: 22444				
HB1984: The Appraised value of \$15,010 in 2023 as compared to \$1,810 in 2018 is a 729.28% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20,820	0	15,010
ROAD & BRIDGE		20,820	0	15,010
GIDDINGS ISD		20,820	0	15,010

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30,550	38,270	Lease: 22513 Type: REAL Owner #: 200214
ROAD & BRIDGE		30,550	38,270	Legal: DUKE
GIDDINGS ISD		30,550	38,270	MAGNOLIA OIL & GAS AB 125 FREEMAN T RRC #22513
.066666 Royalty Interest Category: G1 Railroad #: 22513				
HB1984: The Appraised value of \$38,270 in 2023 as compared to \$31,660 in 2018 is a 20.88% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30,550	0	38,270
ROAD & BRIDGE		30,550	0	38,270
GIDDINGS ISD		30,550	0	38,270

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		580	1,650	Lease: 25604 Type: REAL Owner #: 200214
ROAD & BRIDGE		580	1,650	Legal: EDGMON-CAMERON "A"
GIDDINGS ISD		580	1,650	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #25604
.020833 Royalty Interest Category: G1 Railroad #: 25604				
HB1984: The Appraised value of \$1,650 in 2023 as compared to \$1,620 in 2018 is a 1.85% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		580	0	1,650
ROAD & BRIDGE		580	0	1,650
GIDDINGS ISD		580	0	1,650

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,450	2,240	Lease: 25606 Type: REAL Owner #: 200214
ROAD & BRIDGE		1,450	2,240	Legal: EDGMON-CAMERON "C" 10H
GIDDINGS ISD		1,450	2,240	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC #25606
.020833 Royalty Interest Category: G1 Railroad #: 25606				
HB1984: The Appraised value of \$2,240 in 2023 as compared to \$5,980 in 2018 is a 62.54% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,450	0	2,240
ROAD & BRIDGE		1,450	0	2,240
GIDDINGS ISD		1,450	0	2,240

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		18,000	4,550	Lease: 720253 Type: REAL Owner #: 200214
ROAD & BRIDGE		18,000	4,550	Legal: CAMERON RANCH UNIT 1H
GIDDINGS ISD		18,000	4,550	MAGNOLIA OIL & GAS AB 18 SPARKS M RRC 27791
.018895 Royalty Interest Category: G1 Railroad #: 27791				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		18,000	0	4,550
ROAD & BRIDGE		18,000	0	4,550
GIDDINGS ISD		18,000	0	4,550

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	76,530	0	67,880		
ROAD & BRIDGE	76,530	0	67,880		
GIDDINGS ISD	76,530	0	67,880		