

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

832-243-9600

UNION FCB TEXAS LTD  
113 SW 8TH AVE  
AMARILLO TX 79101-2305



**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: 108642 3820

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	970 970 970	1,620 1,620 1,620	Lease: 16612 Type: REAL Owner #: 108642 Legal: ERNA H MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #16612  .003125 Royalty Interest Category: G1 Railroad #: 16612
HB1984: The Appraised value of \$1,620 in 2023 as compared to \$110 in 2018 is a 1372.73% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	970 970 970	0 0 0	1,620 1,620 1,620

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		20	20	Lease: 18094 Type: REAL Owner #: 108642 Legal: WARD "N" MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #18094  .000120 Royalty Interest Category: G1 Railroad #: 18094
ROAD & BRIDGE		20	20	
GIDDINGS ISD		20	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$30 in 2018 is a 33.33% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	20
ROAD & BRIDGE		20	0	20
GIDDINGS ISD		20	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		500	420	Lease: 20743 Type: REAL Owner #: 108642 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743  .001018 Royalty Interest Category: G1 Railroad #: 20743
ROAD & BRIDGE		500	420	
DIME BOX ISD		250	210	
GIDDINGS ISD		250	210	
HB1984: The Appraised value of \$420 in 2023 as compared to \$550 in 2018 is a 23.64% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		500	0	420
ROAD & BRIDGE		500	0	420
DIME BOX ISD		250	0	210
GIDDINGS ISD		250	0	210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		420	780	Lease: 21854 Type: REAL Owner #: 108642 Legal: ISELT MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #21854  .001811 Royalty Interest Category: G1 Railroad #: 21854
ROAD & BRIDGE		420	780	
DIME BOX ISD		420	780	
HB1984: The Appraised value of \$780 in 2023 as compared to \$890 in 2018 is a 12.36% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		420	0	780
ROAD & BRIDGE		420	0	780
DIME BOX ISD		420	0	780

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	20	Lease: 22522 Type: REAL Owner #: 108642 Legal: SCHNEIDER 1H MAGNOLIA OIL & GAS AB 272 RUDESILL M RRC #22522  .000224 Royalty Interest Category: G1 Railroad #: 22522
ROAD & BRIDGE		10	20	
GIDDINGS ISD		10	20	
HB1984: The Appraised value of \$20 in 2023 as compared to \$90 in 2018 is a 77.78% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	20
ROAD & BRIDGE		10	0	20
GIDDINGS ISD		10	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		200	370	Lease: 105504 Type: REAL Owner #: 108642
ROAD & BRIDGE		200	370	Legal: JANETTE #1
DIME BOX ISD		120	210	MAGNOLIA OIL & GAS
GIDDINGS ISD		80	160	AB 98 ESTES A RRC #105504
.001450 Royalty Interest Category: G1 Railroad #: 105504				
HB1984: The Appraised value of \$370 in 2023 as compared to \$310 in 2018 is a 19.35% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		200	0	370
ROAD & BRIDGE		200	0	370
DIME BOX ISD		120	0	210
GIDDINGS ISD		80	0	160

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		480	540	Lease: 158022 Type: REAL Owner #: 108642
ROAD & BRIDGE		480	540	Legal: TWO FINGERS UNIT #1RE
GIDDINGS ISD		480	540	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022
.000827 Royalty Interest Category: G1 Railroad #: 158022				
HB1984: The Appraised value of \$540 in 2023 as compared to \$320 in 2018 is a 68.75% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		480	0	540
ROAD & BRIDGE		480	0	540
GIDDINGS ISD		480	0	540

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		370	400	Lease: 720178 Type: REAL Owner #: 108642
ROAD & BRIDGE		370	400	Legal: KISSMAN UNIT W#1H-3H
GIDDINGS ISD		370	400	CRESCENT PASS ENERGY AB 16 PRICE J RRC 26668
.000120 Royalty Interest Category: G1 Railroad #: 26668				
HB1984: The Appraised value of \$400 in 2023 as compared to \$30 in 2018 is a 1233.33% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		370	0	400
ROAD & BRIDGE		370	0	400
GIDDINGS ISD		370	0	400

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,390	4,470	Lease: 720219 Type: REAL Owner #: 108642
ROAD & BRIDGE		2,390	4,470	Legal: UMLANG-LEHMANN UNIT 1H-3H
GIDDINGS ISD		2,390	4,470	CRESCENT PASS ENERGY AB 14 KUYKENDALL A RRC 26560
.000377 Royalty Interest Category: G1 Railroad #: 26560				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,390	0	4,470
ROAD & BRIDGE		2,390	0	4,470
GIDDINGS ISD		2,390	0	4,470

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	5,360	0	8,640		
ROAD & BRIDGE	5,360	0	8,640		
GIDDINGS ISD	4,570	0	7,440		
DIME BOX ISD	790	0	1,200		