

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

832-243-9600

JERVIS CHRISTINE DYER
PO BOX 212
LEDBETTER TX 78946-0212



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: 97817 1828

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	7,860 7,860 7,860	5,710 5,710 5,710	Lease: 15 Type: REAL Owner #: 97817 Legal: SACKS SYLVIA UNIT W#4RE MAGNOLIA OIL & GAS AB 149 HINDS T S RRC 20800 UNIT 9920800 .012319 Royalty Interest Category: G1 Railroad #: 20800
HB1984: The Appraised value of \$5,710 in 2023 as compared to \$3,880 in 2018 is a 47.16% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,860 7,860 7,860	0 0 0	5,710 5,710 5,710

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		200	530	Lease: 14625 Type: REAL Owner #: 97817 Legal: SIEGMUND LLOYD UNIT MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #14625 .010330 Royalty Interest Category: G1 Railroad #: 14625
ROAD & BRIDGE		200	530	
GIDDINGS ISD		200	530	
HB1984: The Appraised value of \$530 in 2023 as compared to \$690 in 2018 is a 23.19% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		200	0	530
ROAD & BRIDGE		200	0	530
GIDDINGS ISD		200	0	530

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		160	920	Lease: 14626 Type: REAL Owner #: 97817 Legal: LALLINGER E MICHAEL MAGNOLIA OIL & GAS AB 68 CROSBY J J RRC #14626 .007811 Royalty Interest Category: G1 Railroad #: 14626
ROAD & BRIDGE		160	920	
GIDDINGS ISD		160	920	
HB1984: The Appraised value of \$920 in 2023 as compared to \$640 in 2018 is a 43.75% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		160	0	920
ROAD & BRIDGE		160	0	920
GIDDINGS ISD		160	0	920

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		640	310	Lease: 14971 Type: REAL Owner #: 97817 Legal: GUELKER UNIT F -M- MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #14971 .005661 Royalty Interest Category: G1 Railroad #: 14971
ROAD & BRIDGE		640	310	
GIDDINGS ISD		640	310	
HB1984: The Appraised value of \$310 in 2023 as compared to \$1,750 in 2018 is a 82.29% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		640	0	310
ROAD & BRIDGE		640	0	310
GIDDINGS ISD		640	0	310

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		9,090	14,710	Lease: 16158 Type: REAL Owner #: 97817 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158 .015625 Royalty Interest Category: G1 Railroad #: 16158
ROAD & BRIDGE		9,090	14,710	
DIME BOX ISD		7,270	11,770	
GIDDINGS ISD		1,820	2,940	
HB1984: The Appraised value of \$14,710 in 2023 as compared to \$11,000 in 2018 is a 33.73% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		9,090	0	14,710
ROAD & BRIDGE		9,090	0	14,710
DIME BOX ISD		7,270	0	11,770
GIDDINGS ISD		1,820	0	2,940

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,650	3,930	Lease: 16660 Type: REAL Owner #: 97817
ROAD & BRIDGE		1,650	3,930	Legal: ERNEST "T"
GIDDINGS ISD		1,650	3,930	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16660
.011484 Royalty Interest Category: G1 Railroad #: 16660				
HB1984: The Appraised value of \$3,930 in 2023 as compared to \$2,770 in 2018 is a 41.88% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,650	0	3,930
ROAD & BRIDGE		1,650	0	3,930
GIDDINGS ISD		1,650	0	3,930

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,860	3,410	Lease: 17123 Type: REAL Owner #: 97817
ROAD & BRIDGE		1,860	3,410	Legal: STUERMER E P "A"
GIDDINGS ISD		1,860	3,410	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #17123
.031250 Royalty Interest Category: G1 Railroad #: 17123				
HB1984: The Appraised value of \$3,410 in 2023 as compared to \$1,630 in 2018 is a 109.20% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,860	0	3,410
ROAD & BRIDGE		1,860	0	3,410
GIDDINGS ISD		1,860	0	3,410

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		340	9,830	Lease: 17734 Type: REAL Owner #: 97817
ROAD & BRIDGE		340	9,830	Legal: CAROL
GIDDINGS ISD		340	9,830	MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #17734
.025787 Royalty Interest Category: G1 Railroad #: 17734				
HB1984: The Appraised value of \$9,830 in 2023 as compared to \$9,070 in 2018 is a 8.38% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		340	0	9,830
ROAD & BRIDGE		340	0	9,830
GIDDINGS ISD		340	0	9,830

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,520	3,480	Lease: 19461 Type: REAL Owner #: 97817
ROAD & BRIDGE		2,520	3,480	Legal: PATSY
GIDDINGS ISD		2,520	3,480	LEEXUS OIL LLC AB 81 DOBBINS J RRC #19461
.031250 Royalty Interest Category: G1 Railroad #: 19461				
HB1984: The Appraised value of \$3,480 in 2023 as compared to \$1,500 in 2018 is a 132.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,520	0	3,480
ROAD & BRIDGE		2,520	0	3,480
GIDDINGS ISD		2,520	0	3,480

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		790 790 790	750 750 750	Lease: 22538 Type: REAL Owner #: 97817 Legal: SYLVIA MAGNOLIA OIL & GAS AB 196 LAVERMAN L RRC #22538 .027535 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		790 790 790	0 0 0	750 750 750	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		21,270 21,270 21,270	21,890 21,890 21,890	Lease: 22589 Type: REAL Owner #: 97817 Legal: BRENDA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #22589 .026142 Royalty Interest Category: G1 Railroad #: 22589	
HB1984: The Appraised value of \$21,890 in 2023 as compared to \$19,790 in 2018 is a 10.61% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		21,270 21,270 21,270	0 0 0	21,890 21,890 21,890	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		620 620 620	2,220 2,220 2,220	Lease: 83554 Type: REAL Owner #: 97817 Legal: HAWN LEEXUS OIL LLC AB 207 MANCHA J F RRC #083554 .031250 Royalty Interest Category: G1 Railroad #: 26011	
HB1984: The Appraised value of \$2,220 in 2023 as compared to \$2,180 in 2018 is a 1.83% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		620 620 620	0 0 0	2,220 2,220 2,220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		540 540 540	730 730 730	Lease: 107539 Type: REAL Owner #: 97817 Legal: TWO FINGERS -A- #2 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107539 .010956 Royalty Interest Category: G1 Railroad #: 107539	
HB1984: The Appraised value of \$730 in 2023 as compared to \$930 in 2018 is a 21.51% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		540 540 540	0 0 0	730 730 730	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		70	450	Lease: 108670 Type: REAL Owner #: 97817
ROAD & BRIDGE		70	450	Legal: KIMBERLY #1
GIDDINGS ISD		70	450	CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670
.019531 Royalty Interest Category: G1 Railroad #: 108670				
HB1984: The Appraised value of \$450 in 2023 as compared to \$470 in 2018 is a 4.26% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70	0	450
ROAD & BRIDGE		70	0	450
GIDDINGS ISD		70	0	450

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10,060	12,380	Lease: 108671 Type: REAL Owner #: 97817
ROAD & BRIDGE		10,060	12,380	Legal: LOU-ANN #1-RE
GIDDINGS ISD		10,060	12,380	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008
.009859 Royalty Interest Category: G1 Railroad #: 26008				
HB1984: The Appraised value of \$12,380 in 2023 as compared to \$10,330 in 2018 is a 19.85% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10,060	0	12,380
ROAD & BRIDGE		10,060	0	12,380
GIDDINGS ISD		10,060	0	12,380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		5,940	8,250	Lease: 222130 Type: REAL Owner #: 97817
ROAD & BRIDGE		5,940	8,250	Legal: DODIE 1RE
GIDDINGS ISD		5,940	8,250	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #222130
.031250 Royalty Interest Category: G1 Railroad #: 222130				
HB1984: The Appraised value of \$8,250 in 2023 as compared to \$2,970 in 2018 is a 177.78% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		5,940	0	8,250
ROAD & BRIDGE		5,940	0	8,250
GIDDINGS ISD		5,940	0	8,250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,730	13,260	Lease: 720137 Type: REAL Owner #: 97817
ROAD & BRIDGE		1,730	13,260	Legal: SHORTY W#1
GIDDINGS ISD		1,730	13,260	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #226538
.031250 Royalty Interest Category: G1 Railroad #: 226538				
HB1984: The Appraised value of \$13,260 in 2023 as compared to \$30 in 2018 is a 44100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,730	0	13,260
ROAD & BRIDGE		1,730	0	13,260
GIDDINGS ISD		1,730	0	13,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist	33,440 33,440 33,440 33,440	29,470 29,470 29,470 29,470	Lease: 720231 Type: REAL Owner #: 97817 Legal: COCCOLITH A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27518 DP 840502 .031250 Royalty Interest Category: G1 Railroad #: 27518
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	33,440 33,440 33,440 33,440	0 0 0 0	29,470 29,470 29,470 29,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist	50,450 50,450 50,450 50,450	53,290 53,290 53,290 53,290	Lease: 720232 Type: REAL Owner #: 97817 Legal: MOLLUSC A 1H MATRIX PETROLEUM LLC AB 314 TRYON W RRC 27504 DP 840503 .031250 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	50,450 50,450 50,450 50,450	0 0 0 0	53,290 53,290 53,290 53,290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist	60 60 60 40	300 300 300 210	Lease: 720259 Type: REAL Owner #: 97817 Legal: STATLER IRONROC ENERGY AB 165 DEWITT G LEE@23% RRC 22161 FAY@77% .000531 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	60 60 60 40	0 0 0 0	300 300 300 210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		2,440 2,440 2,440	2,530 2,530 2,530	Lease: 720268 Type: REAL Owner #: 97817 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000172 Royalty Interest Category: G1 Railroad #: 27973	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		2,440 2,440 2,440	0 0 0	2,530 2,530 2,530	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		1,980 1,980 1,980	2,400 2,400 2,400	Lease: 720269 Type: REAL Owner #: 97817 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000172 Royalty Interest Category: G1 Railroad #: 27974	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		1,980 1,980 1,980	0 0 0	2,400 2,400 2,400	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		2,350 2,350 2,350	3,510 3,510 3,510	Lease: 720270 Type: REAL Owner #: 97817 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000172 Royalty Interest Category: G1 Railroad #: 27975	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		2,350 2,350 2,350	0 0 0	3,510 3,510 3,510	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	156,060	0	194,260	
ROAD & BRIDGE	156,060	0	194,260	
GIDDINGS ISD	148,790	0	182,490	
DIME BOX ISD	7,270	0	11,770	
CUMMINGS CREEK	83,930	0	82,970	

