

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

832-243-9600

HENDERSON D LLOYD  
332 SAN SABA ST  
MEADOWLAKES TX 78654-7009



**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: 97449 1567

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	2,520 2,520 2,520	3,180 3,180 3,180	Lease: 8 Type: REAL Owner #: 97449 Legal: GERDES GARWOOD UNIT TRACT C1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .006902 Override Royalty Category: G1 Railroad #: 12519
HB1984: The Appraised value of \$3,180 in 2023 as compared to \$4,860 in 2018 is a 34.57% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,520 2,520 2,520	0 0 0	3,180 3,180 3,180

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 ROAD & BRIDGE GIDDINGS ISD	5,240 5,240 5,240	6,620 6,620 6,620	Lease: 9 Type: REAL Owner #: 97449 Legal: GERDES GARWOOD UNIT TRACT D2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .009219 Override Royalty Category: G1 Railroad #: 12519	
HB1984: The Appraised value of \$6,620 in 2023 as compared to \$8,660 in 2018 is a 23.56% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,240 5,240 5,240	0 0 0	6,620 6,620 6,620	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,370 3,370 3,370	4,250 4,250 4,250	Lease: 10 Type: REAL Owner #: 97449 Legal: GERDES GARWOOD UNIT TRACT E2RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .009219 Override Royalty Category: G1 Railroad #: 12519	
HB1984: The Appraised value of \$4,250 in 2023 as compared to \$1,520 in 2018 is a 179.61% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,370 3,370 3,370	0 0 0	4,250 4,250 4,250	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,740 6,740 6,740	8,500 8,500 8,500	Lease: 11 Type: REAL Owner #: 97449 Legal: GERDES GARWOOD UNIT TRACT F1RE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519  .009219 Override Royalty Category: G1 Railroad #: 12519	
HB1984: The Appraised value of \$8,500 in 2023 as compared to \$4,980 in 2018 is a 70.68% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,740 6,740 6,740	0 0 0	8,500 8,500 8,500	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,020 2,020 2,020	2,360 2,360 2,360	Lease: 12004 Type: REAL Owner #: 97449 Legal: TRIGGER U S OPERATING INC AB 189 LAWRENCE C RRC #12004  .006085 Override Royalty Category: G1 Railroad #: 12004	
HB1984: The Appraised value of \$2,360 in 2023 as compared to \$1,090 in 2018 is a 116.51% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,020 2,020 2,020	0 0 0	2,360 2,360 2,360	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	290	Lease: 12554 Type: REAL Owner #: 97449
ROAD & BRIDGE		50	290	Legal: DEBBIE
DIME BOX ISD		50	290	U S OPERATING INC AB 189 LAWRENCE C RRC #12554
.002055 Override Royalty Category: G1 Railroad #: 12554				
HB1984: The Appraised value of \$290 in 2023 as compared to \$620 in 2018 is a 53.23% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	290
ROAD & BRIDGE		50	0	290
DIME BOX ISD		50	0	290

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		11,610	13,380	Lease: 13659 Type: REAL Owner #: 97449
ROAD & BRIDGE		11,610	13,380	Legal: SELMA 1RE
DIME BOX ISD		11,610	13,380	U S OPERATING INC AB 81 DOBBINS J RRC #13659
.009219 Override Royalty Category: G1 Railroad #: 13659				
HB1984: The Appraised value of \$13,380 in 2023 as compared to \$11,810 in 2018 is a 13.29% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		11,610	0	13,380
ROAD & BRIDGE		11,610	0	13,380
DIME BOX ISD		11,610	0	13,380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	430	Lease: 13976 Type: REAL Owner #: 97449
ROAD & BRIDGE		130	430	Legal: TISH 1RE
GIDDINGS ISD		130	430	U S OPERATING INC AB 189 LAWRENCE C RRC #13976
.009219 Override Royalty Category: G1 Railroad #: 13976				
HB1984: The Appraised value of \$430 in 2023 as compared to \$580 in 2018 is a 25.86% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	430
ROAD & BRIDGE		130	0	430
GIDDINGS ISD		130	0	430

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,990	1,250	Lease: 13988 Type: REAL Owner #: 97449
ROAD & BRIDGE		1,990	1,250	Legal: BIRDIE #1RE
DIME BOX ISD		1,990	1,250	U S OPERATING INC AB 189 LAWRENCE C RRC #13988
.001982 Override Royalty Category: G1 Railroad #: 13988				
HB1984: The Appraised value of \$1,250 in 2023 as compared to \$1,430 in 2018 is a 12.59% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,990	0	1,250
ROAD & BRIDGE		1,990	0	1,250
DIME BOX ISD		1,990	0	1,250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,760	1,860	Lease: 14903 Type: REAL Owner #: 97449
ROAD & BRIDGE		1,760	1,860	Legal: GERDES-BREDTHAUER -1-
GIDDINGS ISD		1,760	1,860	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903
.008400 Override Royalty Category: G1 Railroad #: 14903				
HB1984: The Appraised value of \$1,860 in 2023 as compared to \$4,690 in 2018 is a 60.34% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,760	0	1,860
ROAD & BRIDGE		1,760	0	1,860
GIDDINGS ISD		1,760	0	1,860

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,300	2,300	Lease: 14976 Type: REAL Owner #: 97449
ROAD & BRIDGE		2,300	2,300	Legal: MARY HELEN UNIT 2RE-4RE
GIDDINGS ISD		2,300	2,300	U S OPERATING INC AB 189 LAWRENCE C RRC #14976
.005268 Override Royalty Category: G1 Railroad #: 14976				
HB1984: The Appraised value of \$2,300 in 2023 as compared to \$1,220 in 2018 is a 88.52% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,300	0	2,300
ROAD & BRIDGE		2,300	0	2,300
GIDDINGS ISD		2,300	0	2,300

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,920	2,530	Lease: 15651 Type: REAL Owner #: 97449
ROAD & BRIDGE		1,920	2,530	Legal: PATRICIA UNIT
DIME BOX ISD		1,920	2,530	U S OPERATING INC AB 189 LAWRENCE C RRC #15651
.002293 Override Royalty Category: G1 Railroad #: 15651				
HB1984: The Appraised value of \$2,530 in 2023 as compared to \$1,670 in 2018 is a 51.50% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,920	0	2,530
ROAD & BRIDGE		1,920	0	2,530
DIME BOX ISD		1,920	0	2,530

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		960	1,010	Lease: 16116 Type: REAL Owner #: 97449
ROAD & BRIDGE		960	1,010	Legal: GERDES-BREDTHAUER UN 2
GIDDINGS ISD		960	1,010	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116
.002552 Override Royalty Category: G1 Railroad #: 16116				
HB1984: The Appraised value of \$1,010 in 2023 as compared to \$880 in 2018 is a 14.77% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		960	0	1,010
ROAD & BRIDGE		960	0	1,010
GIDDINGS ISD		960	0	1,010

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,690	2,580	Lease: 16254 Type: REAL Owner #: 97449
ROAD & BRIDGE		2,690	2,580	Legal: JENSEN -7-
DIME BOX ISD		2,690	2,580	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254
.003593 Override Royalty Category: G1 Railroad #: 16254				
HB1984: The Appraised value of \$2,580 in 2023 as compared to \$2,380 in 2018 is a 8.40% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,690	0	2,580
ROAD & BRIDGE		2,690	0	2,580
DIME BOX ISD		2,690	0	2,580

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		280	1,100	Lease: 19745 Type: REAL Owner #: 97449
ROAD & BRIDGE		280	1,100	Legal: VICKI -1A-
GIDDINGS ISD		280	1,100	U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL
.002887 Override Royalty Category: G1 Railroad #: 19745				
HB1984: The Appraised value of \$1,100 in 2023 as compared to \$2,180 in 2018 is a 49.54% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		280	0	1,100
ROAD & BRIDGE		280	0	1,100
GIDDINGS ISD		280	0	1,100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		800	710	Lease: 20529 Type: REAL Owner #: 97449
ROAD & BRIDGE		800	710	Legal: JENSEN
DIME BOX ISD		800	710	U S OPERATING INC AB 189 LAWRENCE C RRC #20529
.002489 Override Royalty Category: G1 Railroad #: 20529				
HB1984: The Appraised value of \$710 in 2023 as compared to \$580 in 2018 is a 22.41% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		800	0	710
ROAD & BRIDGE		800	0	710
DIME BOX ISD		800	0	710

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,320	2,910	Lease: 22223 Type: REAL Owner #: 97449
ROAD & BRIDGE		1,320	2,910	Legal: RAPPAPORT UNIT
GIDDINGS ISD		1,320	2,910	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22223
.003192 Override Royalty Category: G1 Railroad #: 22223				
HB1984: The Appraised value of \$2,910 in 2023 as compared to \$1,110 in 2018 is a 162.16% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,320	0	2,910
ROAD & BRIDGE		1,320	0	2,910
GIDDINGS ISD		1,320	0	2,910

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		430	1,380	Lease: 22806 Type: REAL Owner #: 97449
ROAD & BRIDGE		430	1,380	Legal: GERDES "B"
GIDDINGS ISD		430	1,380	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #22806
.009219 Override Royalty Category: G1 Railroad #: 22806				
HB1984: The Appraised value of \$1,380 in 2023 as compared to \$2,840 in 2018 is a 51.41% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		430	0	1,380
ROAD & BRIDGE		430	0	1,380
GIDDINGS ISD		430	0	1,380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,400	2,340	Lease: 22835 Type: REAL Owner #: 97449
ROAD & BRIDGE		2,400	2,340	Legal: GERDES H #2 RE
GIDDINGS ISD		2,400	2,340	U S OPERATING INC AB 189 LAWRENCE C RRC #22835
.009219 Override Royalty Category: G1 Railroad #: 22835				
HB1984: The Appraised value of \$2,340 in 2023 as compared to \$2,200 in 2018 is a 6.36% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,400	0	2,340
ROAD & BRIDGE		2,400	0	2,340
GIDDINGS ISD		2,400	0	2,340

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		440	590	Lease: 23071 Type: REAL Owner #: 97449
ROAD & BRIDGE		440	590	Legal: FLORENCE UNIT
DIME BOX ISD		440	590	U S OPERATING INC AB 22 WALLACE J Y RRC #23071
.001536 Override Royalty Category: G1 Railroad #: 23071				
HB1984: The Appraised value of \$590 in 2023 as compared to \$280 in 2018 is a 110.71% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		440	0	590
ROAD & BRIDGE		440	0	590
DIME BOX ISD		440	0	590

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		950	2,560	Lease: 23309 Type: REAL Owner #: 97449
ROAD & BRIDGE		950	2,560	Legal: LAUDERDALE JOSIE UNIT
GIDDINGS ISD		950	2,560	MAGNOLIA OIL & GAS AB 2 BEST H RRC #23309
.004776 Override Royalty Category: G1 Railroad #: 23309				
HB1984: The Appraised value of \$2,560 in 2023 as compared to \$1,940 in 2018 is a 31.96% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		950	0	2,560
ROAD & BRIDGE		950	0	2,560
GIDDINGS ISD		950	0	2,560

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		220	800	Lease: 23674 Type: REAL Owner #: 97449
ROAD & BRIDGE		220	800	Legal: JENSEN RAY EST
DIME BOX ISD		90	320	KAISER-FRANCIS OIL
GIDDINGS ISD		130	480	AB 189 LAWRENCE C RRC #23674
.007500 Override Royalty Category: G1 Railroad #: 23674				
HB1984: The Appraised value of \$800 in 2023 as compared to \$310 in 2018 is a 158.06% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		220	0	800
ROAD & BRIDGE		220	0	800
DIME BOX ISD		90	0	320
GIDDINGS ISD		130	0	480

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		7,830	8,050	Lease: 23856 Type: REAL Owner #: 97449
ROAD & BRIDGE		7,830	8,050	Legal: JAN
DIME BOX ISD		7,830	8,050	U S OPERATING INC AB 189 LAWRENCE C RRC #23856
.008254 Override Royalty Category: G1 Railroad #: 23856				
HB1984: The Appraised value of \$8,050 in 2023 as compared to \$4,180 in 2018 is a 92.58% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		7,830	0	8,050
ROAD & BRIDGE		7,830	0	8,050
DIME BOX ISD		7,830	0	8,050

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		930	1,000	Lease: 75992 Type: REAL Owner #: 97449
ROAD & BRIDGE		930	1,000	Legal: TISH #2
GIDDINGS ISD		930	1,000	U S OPERATING INC AB 189 LAWRENCE C RRC #75992
.009219 Override Royalty Category: G1 Railroad #: 75992				
HB1984: The Appraised value of \$1,000 in 2023 as compared to \$720 in 2018 is a 38.89% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		930	0	1,000
ROAD & BRIDGE		930	0	1,000
GIDDINGS ISD		930	0	1,000

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			790	Lease: 89602 Type: REAL Owner #: 97449
ROAD & BRIDGE			790	Legal: GERDES GARWOOD G-1
DIME BOX ISD			790	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #089602
.009219 Override Royalty Category: G1 Railroad #: 89602				
HB1984: The Appraised value of \$790 in 2023 as compared to \$3,280 in 2018 is a 75.91% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	790
ROAD & BRIDGE		0	0	790
DIME BOX ISD		0	0	790

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	58,900	0	72,770		
ROAD & BRIDGE	58,900	0	72,770		
GIDDINGS ISD	21,370	0	29,530		
DIME BOX ISD	37,530	0	43,240		