

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

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

832-243-9600

MCCARTNEY LYNN MARIE  
231 BLUFF VIEW CT  
ALED0 TX 76008-4533



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:	98511 2465
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	120	140	Lease: 13388 Type: REAL Owner #: 98511
ROAD & BRIDGE	120	140	Legal: OLEY UNIT 2
DIME BOX ISD	120	140	MAGNOLIA OIL & GAS
			AB 207 MANCHA J F
			RRC #13388
			.000692 Royalty Interest
			Category: G1
			Railroad #: 13388
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	120	0	140
ROAD & BRIDGE	120	0	140
DIME BOX ISD	120	0	140

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 ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	20 20 20	30 30 30	Lease: 16517 Type: REAL Owner #: 98511 Legal: DUBE LOUISE LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #16517  .025000 Royalty Interest Category: G1 Railroad #: 16517		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	30 30 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	20 20 20	20 20 20	Lease: 16685 Type: REAL Owner #: 98511 Legal: DUBE UNIT 1 LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #16685  .025000 Royalty Interest Category: G1 Railroad #: 16685		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	70 70 70	70 70 70	Lease: 21859 Type: REAL Owner #: 98511 Legal: VESTA TEX-LEE OPERATING CO AB 207 MANCHA J F RRC #21859  .001085 Royalty Interest Category: G1 Railroad #: 21859		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	70 70 70		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  HB1984: The Appraised value of \$600 in 2023 as compared to \$380 in 2018 is a 57.89% increase.	450 450 450	600 600 600	Lease: 22315 Type: REAL Owner #: 98511 Legal: DROEMER H UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22315  .000895 Royalty Interest Category: G1 Railroad #: 22315		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	450 450 450	0 0 0	600 600 600		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	600 600 600	690 690 690	Lease: 25340 Type: REAL Owner #: 98511 Legal: B-P "A" 1 LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #25340  .017882 Royalty Interest Category: G1 Railroad #: 25340
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	600 600 600	0 0 0	690 690 690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  No 2018 Hist	350 350 350	550 550 550	Lease: 25367 Type: REAL Owner #: 98511 Legal: B-P #2 LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #25367  .020833 Royalty Interest Category: G1 Railroad #: 25367
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	350 350 350	0 0 0	550 550 550

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	1,630	0	2,100		
ROAD & BRIDGE	1,630	0	2,100		
DIME BOX ISD	1,110	0	1,430		
GIDDINGS ISD	520	0	670		

