

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

832-243-9600

COSTELLO VICTORIA H DULA
303 RIO BRAVO RD
GEORGETOWN TX 78628-7121



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: 96451 759

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 DIME BOX ISD	10 10 10	10 10 10	Lease: 12548 Type: REAL Owner #: 96451 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548 .000542 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$10 in 2023 as compared to \$40 in 2018 is a 75.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	10 10 10

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			20 20 20	Lease: 12554 Type: REAL Owner #: 96451 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554 .000104 Override Royalty Category: G1 Railroad #: 12554 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 ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	20 20 20	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		30 30 30	40 40 40	Lease: 12836 Type: REAL Owner #: 96451 Legal: VIVIAN UNIT MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #12836 .001218 Override Royalty Category: G1 Railroad #: 12836 HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	0 0 0	40 40 40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,880 1,880 1,880	2,410 2,410 2,410	Lease: 13047 Type: REAL Owner #: 96451 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047 .001869 Override Royalty Category: G1 Railroad #: 13047 HB1984: The Appraised value of \$2,410 in 2023 as compared to \$1,090 in 2018 is a 121.10% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,880 1,880 1,880	0 0 0	2,410 2,410 2,410	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		160 160 160	190 190 190	Lease: 13388 Type: REAL Owner #: 96451 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388 .000960 Override Royalty Category: G1 Railroad #: 13388 HB1984: The Appraised value of \$190 in 2023 as compared to \$220 in 2018 is a 13.64% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	160 160 160	0 0 0	190 190 190	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		760	480	Lease: 13988 Type: REAL Owner #: 96451
ROAD & BRIDGE		760	480	Legal: BIRDIE #1RE
DIME BOX ISD		760	480	U S OPERATING INC AB 189 LAWRENCE C RRC #13988
.000756 Override Royalty Category: G1 Railroad #: 13988				
HB1984: The Appraised value of \$480 in 2023 as compared to \$550 in 2018 is a 12.73% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		760	0	480
ROAD & BRIDGE		760	0	480
DIME BOX ISD		760	0	480

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	20	Lease: 14620 Type: REAL Owner #: 96451
ROAD & BRIDGE		20	20	Legal: MELISSA
DIME BOX ISD		20	20	U S OPERATING INC AB 207 MANCHA J F RRC #14620
.000024 Override Royalty Category: G1 Railroad #: 14620				
HB1984: The Appraised value of \$20 in 2023 as compared to \$10 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	20
ROAD & BRIDGE		20	0	20
DIME BOX ISD		20	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		360	360	Lease: 14976 Type: REAL Owner #: 96451
ROAD & BRIDGE		360	360	Legal: MARY HELEN UNIT 2RE-4RE
GIDDINGS ISD		360	360	U S OPERATING INC AB 189 LAWRENCE C RRC #14976
.000816 Override Royalty Category: G1 Railroad #: 14976				
HB1984: The Appraised value of \$360 in 2023 as compared to \$190 in 2018 is a 89.47% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		360	0	360
ROAD & BRIDGE		360	0	360
GIDDINGS ISD		360	0	360

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	40	Lease: 16254 Type: REAL Owner #: 96451
ROAD & BRIDGE		50	40	Legal: JENSEN -7-
DIME BOX ISD		50	40	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254
.000061 Override Royalty Category: G1 Railroad #: 16254				
HB1984: The Appraised value of \$40 in 2023 as compared to \$40 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	40
ROAD & BRIDGE		50	0	40
DIME BOX ISD		50	0	40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	20 20 20	20 20 20	Lease: 16728 Type: REAL Owner #: 96451 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728 .000103 Override Royalty Category: G1 Railroad #: 16728 HB1984: The Appraised value of \$20 in 2023 as compared to \$20 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	20 20 20	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	140 140 140	140 140 140	Lease: 17468 Type: REAL Owner #: 96451 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .001421 Override Royalty Category: G1 Railroad #: 17468 HB1984: The Appraised value of \$140 in 2023 as compared to \$110 in 2018 is a 27.27% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	140 140 140	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	50 50 50	50 50 50	Lease: 18886 Type: REAL Owner #: 96451 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886 .000181 Override Royalty Category: G1 Railroad #: 18886 HB1984: The Appraised value of \$50 in 2023 as compared to \$10 in 2018 is a 400.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	50 50 50	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	40 40 40	40 40 40	Lease: 20529 Type: REAL Owner #: 96451 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .000126 Override Royalty Category: G1 Railroad #: 20529 HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	40 40 40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		210	280	Lease: 23071 Type: REAL Owner #: 96451 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000716 Override Royalty Category: G1 Railroad #: 23071
ROAD & BRIDGE		210	280	
DIME BOX ISD		210	280	
HB1984: The Appraised value of \$280 in 2023 as compared to \$130 in 2018 is a 115.38% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		210	0	280
ROAD & BRIDGE		210	0	280
DIME BOX ISD		210	0	280

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		500	670	Lease: 23160 Type: REAL Owner #: 96451 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .000894 Override Royalty Category: G1 Railroad #: 23160
ROAD & BRIDGE		500	670	
DIME BOX ISD		170	220	
GIDDINGS ISD		340	450	
HB1984: The Appraised value of \$670 in 2023 as compared to \$560 in 2018 is a 19.64% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		500	0	670
ROAD & BRIDGE		500	0	670
DIME BOX ISD		170	0	220
GIDDINGS ISD		340	0	450

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		460	790	Lease: 23321 Type: REAL Owner #: 96451 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .000983 Override Royalty Category: G1 Railroad #: 23321
ROAD & BRIDGE		460	790	
DIME BOX ISD		180	320	
GIDDINGS ISD		280	480	
HB1984: The Appraised value of \$790 in 2023 as compared to \$450 in 2018 is a 75.56% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		460	0	790
ROAD & BRIDGE		460	0	790
DIME BOX ISD		180	0	320
GIDDINGS ISD		280	0	480

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			10	Lease: 23334 Type: REAL Owner #: 96451 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334 .000029 Override Royalty Category: G1 Railroad #: 23334
ROAD & BRIDGE			10	
GIDDINGS ISD			10	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	10
ROAD & BRIDGE		0	0	10
GIDDINGS ISD		0	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	100 100 100	Lease: 83135 Type: REAL Owner #: 96451 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135 .001421 Override Royalty Category: G1 Railroad #: 83135 HB1984: The Appraised value of \$100 in 2023 as compared to \$30 in 2018 is a 233.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	850 850 850	950 950 950	Lease: 128600 Type: REAL Owner #: 96451 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600 .001905 Override Royalty Category: G1 Railroad #: 128600 HB1984: The Appraised value of \$950 in 2023 as compared to \$530 in 2018 is a 79.25% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	850 850 850	0 0 0	950 950 950

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	5,410	0	6,620	
ROAD & BRIDGE	5,410	0	6,620	
DIME BOX ISD	3,520	0	4,120	
GIDDINGS ISD	1,900	0	2,510	