

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

832-243-9600

**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: 200341 3966

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

WEHRING ELOISE  
7002 SANDY HILL RD  
BRENNHAM TX 77833-0296



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           G	120 120 120	140 140 140	Lease: 13388   Type: REAL           Owner #: 200341 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .000697 Override Royalty Category:    G1 Railroad #:       13388
Exemptions :           G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$140 in 2023 as compared to \$160 in 2018 is a 12.50% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 0	0 0 140	140 140 0

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		30	30	Lease: 16254	Type: REAL Owner #: 200341
ROAD & BRIDGE		30	30	Legal: JENSEN -7-	
DIME BOX ISD	G	30	30	MAGNOLIA OIL & GAS	
				AB 189 LAWRENCE C	
				RRC #16254	
				.000044 Override Royalty	
				Category: G1	
				Railroad #: 16254	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$30 in 2023 as compared to \$30 in 2018 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		30	0	30	
ROAD & BRIDGE		30	0	30	
DIME BOX ISD		0	30	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		10	20	Lease: 23071	Type: REAL Owner #: 200341
ROAD & BRIDGE		10	20	Legal: FLORENCE UNIT	
DIME BOX ISD	G	10	20	U S OPERATING INC	
				AB 22 WALLACE J Y	
				RRC #23071	
				.000048 Override Royalty	
				Category: G1	
				Railroad #: 23071	
Exemptions : G=LESS THAN \$500 MIN INT					
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		10	0	20	
ROAD & BRIDGE		10	0	20	
DIME BOX ISD		0	20	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		200	340	Lease: 23321	Type: REAL Owner #: 200341
ROAD & BRIDGE		200	340	Legal: LAWRENCE UNIT	
DIME BOX ISD	G	80	140	MAGNOLIA OIL & GAS	
GIDDINGS ISD	G	120	200	AB 207 MANCHA J F	
				RRC #23321	
				.000418 Override Royalty	
				Category: G1	
				Railroad #: 23321	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$340 in 2023 as compared to \$190 in 2018 is a 78.95% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		200	0	340	
ROAD & BRIDGE		200	0	340	
DIME BOX ISD		0	140	0	
GIDDINGS ISD		0	200	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G		10 10 10	Lease: 23334 Type: REAL Owner #: 200341 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334  .000020 Override Royalty Category: G1 Railroad #: 23334
Exemptions : G=LESS THAN \$500 MIN INT 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	10	0	

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	360	0	540	
ROAD & BRIDGE	360	0	540	
DIME BOX ISD	0	330	0	
GIDDINGS ISD	0	210	0	

