

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: 95635 70

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

ANDERSON DONALD F TRUST  
% GWENNE E BUCK TRUSTEE  
5602 SAINT MORITZ ST  
BELLAIRE TX 77401-2617



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	40 40 40	50 50 50	Lease: 12548 Type: REAL Owner #: 95635 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548  .002841 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$50 in 2023 as compared to \$220 in 2018 is a 77.27% decrease.			
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	50 50 50

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		10	50	Lease: 12554 Type: REAL Owner #: 95635 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554  .000377 Override Royalty Category: G1 Railroad #: 12554
ROAD & BRIDGE		10	50	
DIME BOX ISD		10	50	
HB1984: The Appraised value of \$50 in 2023 as compared to \$110 in 2018 is a 54.55% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	50
ROAD & BRIDGE		10	0	50
DIME BOX ISD		10	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	200	Lease: 12836 Type: REAL Owner #: 95635 Legal: VIVIAN UNIT MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #12836  .006745 Override Royalty Category: G1 Railroad #: 12836
ROAD & BRIDGE		170	200	
DIME BOX ISD		170	200	
HB1984: The Appraised value of \$200 in 2023 as compared to \$150 in 2018 is a 33.33% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	200
ROAD & BRIDGE		170	0	200
DIME BOX ISD		170	0	200

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		9,880	12,660	Lease: 13047 Type: REAL Owner #: 95635 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .009811 Override Royalty Category: G1 Railroad #: 13047
ROAD & BRIDGE		9,880	12,660	
DIME BOX ISD		9,880	12,660	
HB1984: The Appraised value of \$12,660 in 2023 as compared to \$5,710 in 2018 is a 121.72% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		9,880	0	12,660
ROAD & BRIDGE		9,880	0	12,660
DIME BOX ISD		9,880	0	12,660

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		900	1,080	Lease: 13388 Type: REAL Owner #: 95635 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .005317 Override Royalty Category: G1 Railroad #: 13388
ROAD & BRIDGE		900	1,080	
DIME BOX ISD		900	1,080	
HB1984: The Appraised value of \$1,080 in 2023 as compared to \$1,200 in 2018 is a 10.00% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		900	0	1,080
ROAD & BRIDGE		900	0	1,080
DIME BOX ISD		900	0	1,080

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,790	2,380	Lease: 13988 Type: REAL Owner #: 95635
ROAD & BRIDGE		3,790	2,380	Legal: BIRDIE #1RE
DIME BOX ISD		3,790	2,380	U S OPERATING INC AB 189 LAWRENCE C RRC #13988
.003765 Override Royalty Category: G1 Railroad #: 13988				
HB1984: The Appraised value of \$2,380 in 2023 as compared to \$2,720 in 2018 is a 12.50% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,790	0	2,380
ROAD & BRIDGE		3,790	0	2,380
DIME BOX ISD		3,790	0	2,380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		80	80	Lease: 14620 Type: REAL Owner #: 95635
ROAD & BRIDGE		80	80	Legal: MELISSA
DIME BOX ISD		80	80	U S OPERATING INC AB 207 MANCHA J F RRC #14620
.000119 Override Royalty Category: G1 Railroad #: 14620				
HB1984: The Appraised value of \$80 in 2023 as compared to \$50 in 2018 is a 60.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		80	0	80
ROAD & BRIDGE		80	0	80
DIME BOX ISD		80	0	80

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,870	1,870	Lease: 14976 Type: REAL Owner #: 95635
ROAD & BRIDGE		1,870	1,870	Legal: MARY HELEN UNIT 2RE-4RE
GIDDINGS ISD		1,870	1,870	U S OPERATING INC AB 189 LAWRENCE C RRC #14976
.004286 Override Royalty Category: G1 Railroad #: 14976				
HB1984: The Appraised value of \$1,870 in 2023 as compared to \$990 in 2018 is a 88.89% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,870	0	1,870
ROAD & BRIDGE		1,870	0	1,870
GIDDINGS ISD		1,870	0	1,870

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		190	180	Lease: 16254 Type: REAL Owner #: 95635
ROAD & BRIDGE		190	180	Legal: JENSEN -7-
DIME BOX ISD		190	180	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254
.000252 Override Royalty Category: G1 Railroad #: 16254				
HB1984: The Appraised value of \$180 in 2023 as compared to \$170 in 2018 is a 5.88% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		190	0	180
ROAD & BRIDGE		190	0	180
DIME BOX ISD		190	0	180

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		70	100	Lease: 16728 Type: REAL Owner #: 95635 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728  .000542 Override Royalty Category: G1 Railroad #: 16728  HB1984: The Appraised value of \$100 in 2023 as compared to \$90 in 2018 is a 11.11% increase.
ROAD & BRIDGE		70	100	
GIDDINGS ISD		70	100	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	70	0	100	
ROAD & BRIDGE	70	0	100	
GIDDINGS ISD	70	0	100	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	730	Lease: 17468 Type: REAL Owner #: 95635 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468  .007454 Override Royalty Category: G1 Railroad #: 17468  HB1984: The Appraised value of \$730 in 2023 as compared to \$550 in 2018 is a 32.73% increase.
ROAD & BRIDGE		170	730	
GIDDINGS ISD		170	730	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	170	0	730	
ROAD & BRIDGE	170	0	730	
GIDDINGS ISD	170	0	730	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	220	Lease: 18886 Type: REAL Owner #: 95635 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886  .000951 Override Royalty Category: G1 Railroad #: 18886  HB1984: The Appraised value of \$220 in 2023 as compared to \$50 in 2018 is a 340.00% increase.
ROAD & BRIDGE		90	220	
DIME BOX ISD		90	220	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	90	0	220	
ROAD & BRIDGE	90	0	220	
DIME BOX ISD	90	0	220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	130	Lease: 20529 Type: REAL Owner #: 95635 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529  .000456 Override Royalty Category: G1 Railroad #: 20529  HB1984: The Appraised value of \$130 in 2023 as compared to \$110 in 2018 is a 18.18% increase.
ROAD & BRIDGE		150	130	
DIME BOX ISD		150	130	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	150	0	130	
ROAD & BRIDGE	150	0	130	
DIME BOX ISD	150	0	130	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,060	1,400	Lease: 23071 Type: REAL Owner #: 95635
ROAD & BRIDGE		1,060	1,400	Legal: FLORENCE UNIT
DIME BOX ISD		1,060	1,400	U S OPERATING INC AB 22 WALLACE J Y RRC #23071
.003662 Override Royalty Category: G1 Railroad #: 23071				
HB1984: The Appraised value of \$1,400 in 2023 as compared to \$670 in 2018 is a 108.96% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,060	0	1,400
ROAD & BRIDGE		1,060	0	1,400
DIME BOX ISD		1,060	0	1,400

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,620	3,490	Lease: 23160 Type: REAL Owner #: 95635
ROAD & BRIDGE		2,620	3,490	Legal: MABEL UNIT
DIME BOX ISD		870	1,150	U S OPERATING INC
GIDDINGS ISD		1,760	2,340	AB 296 SHELBURN J A & 207 MA RRC #23160
.004693 Override Royalty Category: G1 Railroad #: 23160				
HB1984: The Appraised value of \$3,490 in 2023 as compared to \$2,950 in 2018 is a 18.31% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,620	0	3,490
ROAD & BRIDGE		2,620	0	3,490
DIME BOX ISD		870	0	1,150
GIDDINGS ISD		1,760	0	2,340

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,900	6,750	Lease: 23321 Type: REAL Owner #: 95635
ROAD & BRIDGE		3,900	6,750	Legal: LAWRENCE UNIT
DIME BOX ISD		1,560	2,700	MAGNOLIA OIL & GAS
GIDDINGS ISD		2,330	4,050	AB 207 MANCHA J F RRC #23321
.008358 Override Royalty Category: G1 Railroad #: 23321				
HB1984: The Appraised value of \$6,750 in 2023 as compared to \$3,850 in 2018 is a 75.32% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		3,900	0	6,750
ROAD & BRIDGE		3,900	0	6,750
DIME BOX ISD		1,560	0	2,700
GIDDINGS ISD		2,330	0	4,050

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	40	Lease: 23334 Type: REAL Owner #: 95635
ROAD & BRIDGE		30	40	Legal: LEHMANN-BLUME 1RE
GIDDINGS ISD		30	40	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334
.000150 Override Royalty Category: G1 Railroad #: 23334				
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	40
ROAD & BRIDGE		30	0	40
GIDDINGS ISD		30	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	540 540 540	Lease: 83135 Type: REAL Owner #: 95635 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135  .007454 Override Royalty Category: G1 Railroad #: 83135  HB1984: The Appraised value of \$540 in 2023 as compared to \$170 in 2018 is a 217.65% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	0 0 0	540 540 540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,440 4,440 4,440	4,970 4,970 4,970	Lease: 128600 Type: REAL Owner #: 95635 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600  .010000 Override Royalty Category: G1 Railroad #: 128600  HB1984: The Appraised value of \$4,970 in 2023 as compared to \$2,760 in 2018 is a 80.07% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,440 4,440 4,440	0 0 0	4,970 4,970 4,970

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	29,600	0	36,920	
ROAD & BRIDGE	29,600	0	36,920	
DIME BOX ISD	18,790	0	22,280	
GIDDINGS ISD	10,810	0	14,640	