

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

832-243-9600

JOHNSON BARBARA A  
24000 EAST TANSY DR  
AURORA CO 80016-7864



**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: 106147 1838

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	Lease: 12554 Type: REAL Owner #: 106147 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554  .000040 Override Royalty Category: G1 Railroad #: 12554
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.			
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	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](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	10	Lease: 12836 Type: REAL Owner #: 106147 Legal: VIVIAN UNIT MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #12836  .000413 Override Royalty Category: G1 Railroad #: 12836  HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.
ROAD & BRIDGE		10	10	
DIME BOX ISD		10	10	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	10	0	10	
ROAD & BRIDGE	10	0	10	
DIME BOX ISD	10	0	10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		710	910	Lease: 13047 Type: REAL Owner #: 106147 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .000708 Override Royalty Category: G1 Railroad #: 13047  HB1984: The Appraised value of \$910 in 2023 as compared to \$410 in 2018 is a 121.95% increase.
ROAD & BRIDGE		710	910	
DIME BOX ISD		710	910	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	710	0	910	
ROAD & BRIDGE	710	0	910	
DIME BOX ISD	710	0	910	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		290	180	Lease: 13988 Type: REAL Owner #: 106147 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988  .000288 Override Royalty Category: G1 Railroad #: 13988  HB1984: The Appraised value of \$180 in 2023 as compared to \$210 in 2018 is a 14.29% decrease.
ROAD & BRIDGE		290	180	
DIME BOX ISD		290	180	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	290	0	180	
ROAD & BRIDGE	290	0	180	
DIME BOX ISD	290	0	180	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	10	Lease: 14620 Type: REAL Owner #: 106147 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620  .000009 Override Royalty Category: G1 Railroad #: 14620  No 2018 Hist
ROAD & BRIDGE		10	10	
DIME BOX ISD		10	10	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	10	0	10	
ROAD & BRIDGE	10	0	10	
DIME BOX ISD	10	0	10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		140	140	Lease: 14976 Type: REAL Owner #: 106147
ROAD & BRIDGE		140	140	Legal: MARY HELEN UNIT 2RE-4RE
GIDDINGS ISD		140	140	U S OPERATING INC AB 189 LAWRENCE C RRC #14976
.000309 Override Royalty Category: G1 Railroad #: 14976				
HB1984: The Appraised value of \$140 in 2023 as compared to \$70 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		140	0	140
ROAD & BRIDGE		140	0	140
GIDDINGS ISD		140	0	140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	30	Lease: 16254 Type: REAL Owner #: 106147
ROAD & BRIDGE		30	30	Legal: JENSEN -7-
DIME BOX ISD		30	30	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254
.000042 Override Royalty Category: G1 Railroad #: 16254				
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		30	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			10	Lease: 16728 Type: REAL Owner #: 106147
ROAD & BRIDGE			10	Legal: MOZELLE
GIDDINGS ISD			10	U S OPERATING INC AB 207 MANCHA J F RRC #16728
.000039 Override Royalty Category: G1 Railroad #: 16728				
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.				
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		10	50	Lease: 17468 Type: REAL Owner #: 106147
ROAD & BRIDGE		10	50	Legal: MAXYE #1-RE
GIDDINGS ISD		10	50	U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468
.000540 Override Royalty Category: G1 Railroad #: 17468				
HB1984: The Appraised value of \$50 in 2023 as compared to \$40 in 2018 is a 25.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	50
ROAD & BRIDGE		10	0	50
GIDDINGS ISD		10	0	50

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD			10 10 10	Lease: 18886 Type: REAL Owner #: 106147 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886  .000059 Override Royalty Category: G1 Railroad #: 18886	
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	
DIME BOX ISD		0	0	10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		20 20 20	10 10 10	Lease: 20529 Type: REAL Owner #: 106147 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529  .000048 Override Royalty Category: G1 Railroad #: 20529	
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		20	0	10	
ROAD & BRIDGE		20	0	10	
DIME BOX ISD		20	0	10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		80 80 80	110 110 110	Lease: 23071 Type: REAL Owner #: 106147 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .000291 Override Royalty Category: G1 Railroad #: 23071	
HB1984: The Appraised value of \$110 in 2023 as compared to \$60 in 2018 is a 83.33% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		80	0	110	
ROAD & BRIDGE		80	0	110	
DIME BOX ISD		80	0	110	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD		190 190 60 130	250 250 80 170	Lease: 23160 Type: REAL Owner #: 106147 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBURN J A & 207 MA RRC #23160  .000340 Override Royalty Category: G1 Railroad #: 23160	
HB1984: The Appraised value of \$250 in 2023 as compared to \$210 in 2018 is a 19.05% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		190	0	250	
ROAD & BRIDGE		190	0	250	
DIME BOX ISD		60	0	80	
GIDDINGS ISD		130	0	170	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	370 370 150 220	640 640 260 390	Lease: 23321 Type: REAL Owner #: 106147 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .000799 Override Royalty Category: G1 Railroad #: 23321
HB1984: The Appraised value of \$640 in 2023 as compared to \$370 in 2018 is a 72.97% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	370 370 150 220	0 0 0 0	640 640 260 390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	40 40 40	Lease: 83135 Type: REAL Owner #: 106147 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135  .000540 Override Royalty Category: G1 Railroad #: 83135
HB1984: The Appraised value of \$40 in 2023 as compared to \$10 in 2018 is a 300.00% 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	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	320 320 320	360 360 360	Lease: 128600 Type: REAL Owner #: 106147 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600  .000720 Override Royalty Category: G1 Railroad #: 128600
HB1984: The Appraised value of \$360 in 2023 as compared to \$200 in 2018 is a 80.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	320 320 320	0 0 0	360 360 360

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,190 2,190 1,360 830	0 0 0 0	2,770 2,770 1,620 1,160	

