

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

832-243-9600

PANGAEA PROPERTIES INC  
PO BOX 4626  
WICHITA FALLS TX 76308-0626



**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: 99048 2885

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	20 20 20	Lease: 12548 Type: REAL Owner #: 99048 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548  .000944 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$20 in 2023 as compared to \$70 in 2018 is a 71.43% 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	20 20 20

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		20	100	Lease: 12554 Type: REAL Owner #: 99048
ROAD & BRIDGE		20	100	Legal: DEBBIE
DIME BOX ISD		20	100	U S OPERATING INC AB 189 LAWRENCE C RRC #12554
.000678 Override Royalty Category: G1 Railroad #: 12554				
HB1984: The Appraised value of \$100 in 2023 as compared to \$210 in 2018 is a 52.38% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	100
ROAD & BRIDGE		20	0	100
DIME BOX ISD		20	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	20	Lease: 12836 Type: REAL Owner #: 99048
ROAD & BRIDGE		10	20	Legal: VIVIAN UNIT
DIME BOX ISD		10	20	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #12836
.000488 Override Royalty Category: G1 Railroad #: 12836				
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		10	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	120	Lease: 16254 Type: REAL Owner #: 99048
ROAD & BRIDGE		130	120	Legal: JENSEN -7-
DIME BOX ISD		130	120	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254
.000168 Override Royalty Category: G1 Railroad #: 16254				
HB1984: The Appraised value of \$120 in 2023 as compared to \$110 in 2018 is a 9.09% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	120
ROAD & BRIDGE		130	0	120
DIME BOX ISD		130	0	120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	90	Lease: 17786 Type: REAL Owner #: 99048
ROAD & BRIDGE		60	90	Legal: LOUIS "B"
DIME BOX ISD		60	90	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786
.000193 Override Royalty Category: G1 Railroad #: 17786				
HB1984: The Appraised value of \$90 in 2023 as compared to \$60 in 2018 is a 50.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		60	0	90
ROAD & BRIDGE		60	0	90
DIME BOX ISD		60	0	90

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	150	Lease: 18886 Type: REAL Owner #: 99048 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886  .000629 Override Royalty Category: G1 Railroad #: 18886  HB1984: The Appraised value of \$150 in 2023 as compared to \$30 in 2018 is a 400.00% increase.
ROAD & BRIDGE		60	150	
DIME BOX ISD		60	150	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		60	0	150
ROAD & BRIDGE		60	0	150
DIME BOX ISD		60	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		160	140	Lease: 20529 Type: REAL Owner #: 99048 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529  .000505 Override Royalty Category: G1 Railroad #: 20529  HB1984: The Appraised value of \$140 in 2023 as compared to \$120 in 2018 is a 16.67% increase.
ROAD & BRIDGE		160	140	
DIME BOX ISD		160	140	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		160	0	140
ROAD & BRIDGE		160	0	140
DIME BOX ISD		160	0	140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		620	520	Lease: 20743 Type: REAL Owner #: 99048 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743  .001261 Override Royalty Category: G1 Railroad #: 20743  HB1984: The Appraised value of \$520 in 2023 as compared to \$680 in 2018 is a 23.53% decrease.
ROAD & BRIDGE		620	520	
DIME BOX ISD		310	260	
GIDDINGS ISD		310	260	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		620	0	520
ROAD & BRIDGE		620	0	520
DIME BOX ISD		310	0	260
GIDDINGS ISD		310	0	260

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		250	270	Lease: 22301 Type: REAL Owner #: 99048 Legal: JOYCE UNIT MAGNOLIA OIL & GAS AB 348 WEBB T H RRC #22301  .000943 Override Royalty Category: G1 Railroad #: 22301  HB1984: The Appraised value of \$270 in 2023 as compared to \$320 in 2018 is a 15.63% decrease.
ROAD & BRIDGE		250	270	
GIDDINGS ISD		250	270	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		250	0	270
ROAD & BRIDGE		250	0	270
GIDDINGS ISD		250	0	270

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,000	1,340	Lease: 22315 Type: REAL Owner #: 99048
ROAD & BRIDGE		1,000	1,340	Legal: DROEMER H UNIT
GIDDINGS ISD		1,000	1,340	MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22315
.002005 Override Royalty Category: G1 Railroad #: 22315				
HB1984: The Appraised value of \$1,340 in 2023 as compared to \$1,130 in 2018 is a 18.58% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,000	0	1,340
ROAD & BRIDGE		1,000	0	1,340
GIDDINGS ISD		1,000	0	1,340

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		100	100	Lease: 23856 Type: REAL Owner #: 99048
ROAD & BRIDGE		100	100	Legal: JAN
DIME BOX ISD		100	100	U S OPERATING INC AB 189 LAWRENCE C RRC #23856
.000107 Override Royalty Category: G1 Railroad #: 23856				
HB1984: The Appraised value of \$100 in 2023 as compared to \$50 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		100	0	100
ROAD & BRIDGE		100	0	100
DIME BOX ISD		100	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		870	850	Lease: 103617 Type: REAL Owner #: 99048
ROAD & BRIDGE		870	850	Legal: STRANGER T UNIT 4
GIDDINGS ISD		870	850	MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617
.001047 Override Royalty Category: G1 Railroad #: 103617				
HB1984: The Appraised value of \$850 in 2023 as compared to \$420 in 2018 is a 102.38% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		870	0	850
ROAD & BRIDGE		870	0	850
GIDDINGS ISD		870	0	850

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		230	430	Lease: 105504 Type: REAL Owner #: 99048
ROAD & BRIDGE		230	430	Legal: JANETTE #1
DIME BOX ISD		140	250	MAGNOLIA OIL & GAS
GIDDINGS ISD		100	180	AB 98 ESTES A RRC #105504
.001690 Override Royalty Category: G1 Railroad #: 105504				
HB1984: The Appraised value of \$430 in 2023 as compared to \$370 in 2018 is a 16.22% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		230	0	430
ROAD & BRIDGE		230	0	430
DIME BOX ISD		140	0	250
GIDDINGS ISD		100	0	180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	740 740 740	830 830 830	Lease: 158022 Type: REAL Owner #: 99048 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022  .001271 Override Royalty Category: G1 Railroad #: 158022  HB1984: The Appraised value of \$830 in 2023 as compared to \$490 in 2018 is a 69.39% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	740 740 740	0 0 0	830 830 830

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	4,260	0	4,980
ROAD & BRIDGE	4,260	0	4,980
DIME BOX ISD	1,000	0	1,250
GIDDINGS ISD	3,270	0	3,730

