

832-243-9600

PATTERSON LOWELL ALVIN  
%BRENDA PATTERSON  
101 E COVER  
GRAND PRAIRE TX 75051

[illegible]

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: 95002 2899

VISIT [WWW.PANDAI.COM](http://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		60	100	Lease: 12965	Type: REAL	Owner #: 95002
ROAD & BRIDGE		60	100	Legal: HUMPHREY-BENSON W#6		
DIME BOX ISD	G	60	100	MAGNOLIA OIL & GAS		
				AB 22 WALLACE J Y		
				RRC #12965		
				.002500 Override Royalty		
				Category: G1		
				Railroad #:	12965	
Exemptions : G=LESS THAN \$500 MIN INT						
HB1984: The Appraised value of \$100 in 2023 as compared to \$80 in 2018 is a 25.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)			
LEE COUNTY	60	0	100			
ROAD & BRIDGE	60	0	100			
DIME BOX ISD	0	100	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](https://www.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 GIDDINGS ISD	200 200 200	150 150 150	Lease: 14513 Type: REAL Owner #: 95002 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513  .001138 Override Royalty Category: G1 Railroad #: 14513  HB1984: The Appraised value of \$150 in 2023 as compared to \$470 in 2018 is a 68.09% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	0 0 0	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,120 3,120 3,120	4,120 4,120 4,120	Lease: 16861 Type: REAL Owner #: 95002 Legal: MELTON UNIT (HORIZ) MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #16861  .001875 Override Royalty Category: G1 Railroad #: 16861  HB1984: The Appraised value of \$4,120 in 2023 as compared to \$1,420 in 2018 is a 190.14% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,120 3,120 3,120	0 0 0	4,120 4,120 4,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD G	210 210 210	290 290 290	Lease: 17012 Type: REAL Owner #: 95002 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012  .000912 Override Royalty Category: G1 Railroad #: 17012  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$290 in 2023 as compared to \$340 in 2018 is a 14.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	210 210 0	0 0 290	290 290 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	450 450 450	Lease: 18415 Type: REAL Owner #: 95002 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .002500 Override Royalty Category: G1 Railroad #: 18415  HB1984: The Appraised value of \$450 in 2023 as compared to \$450 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	240 240 240	0 0 0	450 450 450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	80 80 80	Lease: 19265 Type: REAL Owner #: 95002 Legal: MCFARLAND MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265  .002500 Override Royalty Category: G1 Railroad #: 19265  HB1984: The Appraised value of \$80 in 2023 as compared to \$80 in 2018 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	80 80 80		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	360 360 360	Lease: 20337 Type: REAL Owner #: 95002 Legal: DEBORAH MAGNOLIA OIL & GAS AB 226 MCNEESE I RRC #20337  .000273 Override Royalty Category: G1 Railroad #: 20337  HB1984: The Appraised value of \$360 in 2023 as compared to \$130 in 2018 is a 176.92% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	360 360 360		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	Lease: 22557 Type: REAL Owner #: 95002 Legal: WEISER MAGNOLIA OIL & GAS AB 293 SCOTT S T RRC 274403 22557  .000751 Override Royalty Category: G1 Railroad #: 274403  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 GIDDINGS ISD	0 0 0	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	10 10 10	Lease: 121609 Type: REAL Owner #: 95002 Legal: PUNCHARD UNIT #1 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #121609  .000563 Override Royalty Category: G1 Railroad #: 121609  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 GIDDINGS ISD	40 40 40	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD  G	60 60 60	100 100 100	Lease: 720149 Type: REAL Owner #: 95002 Legal: HUMPHREY BENSON W#4 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC 12965  .002500 Override Royalty Category: G1 Railroad #: 12965  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$100 in 2023 as compared to \$80 in 2018 is a 25.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 0	0 0 100	100 100 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	120 120 120	220 220 220	Lease: 720256 Type: REAL Owner #: 95002 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .002500 Override Royalty Category: G1 Railroad #: 18415
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	120 120 120	0 0 0	220 220 220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	1,810 1,810 1,810	1,880 1,880 1,880	Lease: 720268 Type: REAL Owner #: 95002 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS  .000128 Override Royalty Category: G1 Railroad #: 27973
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,810 1,810 1,810	0 0 0	1,880 1,880 1,880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2018 Hist	1,470 1,470 1,470	1,780 1,780 1,780	Lease: 720269 Type: REAL Owner #: 95002 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS  .000128 Override Royalty Category: G1 Railroad #: 27974
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,470 1,470 1,470	0 0 0	1,780 1,780 1,780

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD          No 2018 Hist		1,750 1,750 1,750	2,610 2,610 2,610	Lease: 720270    Type: REAL    Owner #: 95002 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975  .000128 Override Royalty Category: G1 Railroad #: 27975		
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY		1,750	0	2,610		
ROAD & BRIDGE		1,750	0	2,610		
GIDDINGS ISD		1,750	0	2,610		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	9,300	0	12,160		
ROAD & BRIDGE	9,300	0	12,160		
DIME BOX ISD	0	490	0		
GIDDINGS ISD	8,970	0	11,670		

