

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

832-243-9600

HOLMAN RONALD O
8226 DOUGLAS AVE STE 550
DALLAS TX 75225-5945



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: 97578 1660 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	130 130 130	210 210 210	Lease: 12257 Type: REAL Owner #: 97578 Legal: HARRIET U S OPERATING INC AB 22 WALLACE J Y RRC 12257 .000521 Override Royalty Category: G1 Railroad #: 12257
HB1984: The Appraised value of \$210 in 2023 as compared to \$240 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	130 130 130	0 0 0	210 210 210

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 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		2,010	1,260	Lease: 13988 Type: REAL Owner #: 97578
ROAD & BRIDGE		2,010	1,260	Legal: BIRDIE #1RE
DIME BOX ISD		2,010	1,260	U S OPERATING INC AB 189 LAWRENCE C RRC #13988
.002000 Override Royalty Category: G1 Railroad #: 13988				
HB1984: The Appraised value of \$1,260 in 2023 as compared to \$1,450 in 2018 is a 13.10% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	2,010	0	1,260	
ROAD & BRIDGE	2,010	0	1,260	
DIME BOX ISD	2,010	0	1,260	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		930	1,030	Lease: 14620 Type: REAL Owner #: 97578
ROAD & BRIDGE		930	1,030	Legal: MELISSA
DIME BOX ISD		930	1,030	U S OPERATING INC AB 207 MANCHA J F RRC #14620
.001451 Override Royalty Category: G1 Railroad #: 14620				
HB1984: The Appraised value of \$1,030 in 2023 as compared to \$660 in 2018 is a 56.06% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	930	0	1,030	
ROAD & BRIDGE	930	0	1,030	
DIME BOX ISD	930	0	1,030	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		180	230	Lease: 15403 Type: REAL Owner #: 97578
ROAD & BRIDGE		180	230	Legal: MILDRED
DIME BOX ISD		180	230	U S OPERATING INC AB 22 WALLACE J Y RRC #15403
.000484 Override Royalty Category: G1 Railroad #: 15403				
HB1984: The Appraised value of \$230 in 2023 as compared to \$140 in 2018 is a 64.29% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	180	0	230	
ROAD & BRIDGE	180	0	230	
DIME BOX ISD	180	0	230	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		210	1,110	Lease: 15585 Type: REAL Owner #: 97578
ROAD & BRIDGE		210	1,110	Legal: JENEVA
DIME BOX ISD		210	1,110	U S OPERATING INC AB 22 WALLACE J Y RRC #15585
.005000 Override Royalty Category: G1 Railroad #: 15585				
HB1984: The Appraised value of \$1,110 in 2023 as compared to \$320 in 2018 is a 246.88% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	210	0	1,110	
ROAD & BRIDGE	210	0	1,110	
DIME BOX ISD	210	0	1,110	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,560	1,970	Lease: 15586 Type: REAL Owner #: 97578
ROAD & BRIDGE		1,560	1,970	Legal: ERIN
DIME BOX ISD		1,560	1,970	U S OPERATING INC AB 302 SORSBY W A RRC #15586
.003960 Override Royalty Category: G1 Railroad #: 15586 HB1984: The Appraised value of \$1,970 in 2023 as compared to \$1,190 in 2018 is a 65.55% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,560	0	1,970	
ROAD & BRIDGE	1,560	0	1,970	
DIME BOX ISD	1,560	0	1,970	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	550	Lease: 15826 Type: REAL Owner #: 97578
ROAD & BRIDGE		60	550	Legal: CHARLOTTE 2RE
DIME BOX ISD		60	550	U S OPERATING AB 22 WALLACE J Y RRC #15826
.000775 Override Royalty Category: G1 Railroad #: 15826 HB1984: The Appraised value of \$550 in 2023 as compared to \$170 in 2018 is a 223.53% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	60	0	550	
ROAD & BRIDGE	60	0	550	
DIME BOX ISD	60	0	550	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,660	1,660	Lease: 16455 Type: REAL Owner #: 97578
ROAD & BRIDGE		1,660	1,660	Legal: NORA
DIME BOX ISD		1,660	1,660	U S OPERATING INC AB 2 BEST H RRC #16455
.002575 Override Royalty Category: G1 Railroad #: 16455 HB1984: The Appraised value of \$1,660 in 2023 as compared to \$160 in 2018 is a 937.50% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,660	0	1,660	
ROAD & BRIDGE	1,660	0	1,660	
DIME BOX ISD	1,660	0	1,660	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		550	510	Lease: 16694 Type: REAL Owner #: 97578
ROAD & BRIDGE		550	510	Legal: LASHARON
DIME BOX ISD		550	510	U S OPERATING INC AB 197 LOFTIN G B RRC #16694
.005000 Override Royalty Category: G1 Railroad #: 16694 HB1984: The Appraised value of \$510 in 2023 as compared to \$530 in 2018 is a 3.77% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	550	0	510	
ROAD & BRIDGE	550	0	510	
DIME BOX ISD	550	0	510	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	380 380 380	360 360 360	Lease: 16708 Type: REAL Owner #: 97578 Legal: PHYLLIS U S OPERATING INC AB 83 DELAPLAIN A C RRC #16708 .001136 Override Royalty Category: G1 Railroad #: 16708 HB1984: The Appraised value of \$360 in 2023 as compared to \$290 in 2018 is a 24.14% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	380 380 380	0 0 0	360 360 360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	430 430 430	600 600 600	Lease: 16728 Type: REAL Owner #: 97578 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728 .003154 Override Royalty Category: G1 Railroad #: 16728 HB1984: The Appraised value of \$600 in 2023 as compared to \$520 in 2018 is a 15.38% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	430 430 430	0 0 0	600 600 600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	460 460 460	740 740 740	Lease: 16901 Type: REAL Owner #: 97578 Legal: KATIE "J" U S OPERATING INC AB 22 WALLACE J Y RRC #16901 .001528 Override Royalty Category: G1 Railroad #: 16901 HB1984: The Appraised value of \$740 in 2023 as compared to \$110 in 2018 is a 572.73% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	460 460 460	0 0 0	740 740 740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	250 250 250	Lease: 17468 Type: REAL Owner #: 97578 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .002500 Override Royalty Category: G1 Railroad #: 17468 HB1984: The Appraised value of \$250 in 2023 as compared to \$190 in 2018 is a 31.58% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	250 250 250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD			370 370 370	Lease: 21155 Type: REAL Owner #: 97578 Legal: DUNCAN 1H TRIVISTA OPERATING AB 52 BBB & CRR CO RRC #21155 .010625 Override Royalty Category: G1 Railroad #: 21155
HB1984: The Appraised value of \$370 in 2023 as compared to \$340 in 2018 is a 8.82% 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	370 370 370

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		2,870 2,870 2,870	3,600 3,600 3,600	Lease: 22289 Type: REAL Owner #: 97578 Legal: DUNCAN 1 MAGNOLIA OIL & GAS AB 52 BBB & CRR CO RRC #22289 .015120 Override Royalty Category: G1 Railroad #: 22289
HB1984: The Appraised value of \$3,600 in 2023 as compared to \$580 in 2018 is a 520.69% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		2,870 2,870 2,870	0 0 0	3,600 3,600 3,600

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD		370 370 150 220	640 640 260 380	Lease: 23321 Type: REAL Owner #: 97578 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321 .000791 Override Royalty Category: G1 Railroad #: 23321
HB1984: The Appraised value of \$640 in 2023 as compared to \$360 in 2018 is a 77.78% 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	640 640 260 380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,910 1,910 1,910	2,110 2,110 2,110	Lease: 24690 Type: REAL Owner #: 97578 Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690 .002761 Override Royalty Category: G1 Railroad #: 24690
HB1984: The Appraised value of \$2,110 in 2023 as compared to \$1,320 in 2018 is a 59.85% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		1,910 1,910 1,910	0 0 0	2,110 2,110 2,110

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,020	1,000	Lease: 24711 Type: REAL Owner #: 97578
ROAD & BRIDGE		1,020	1,000	Legal: SUSAN MARIE
DIME BOX ISD		1,020	1,000	U S OPERATING INC AB 22 WALLACE J Y RRC #24711
.002388 Override Royalty Category: G1 Railroad #: 24711				
HB1984: The Appraised value of \$1,000 in 2023 as compared to \$840 in 2018 is a 19.05% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,020	0	1,000
ROAD & BRIDGE		1,020	0	1,000
DIME BOX ISD		1,020	0	1,000

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,020	1,110	Lease: 24912 Type: REAL Owner #: 97578
ROAD & BRIDGE		1,020	1,110	Legal: DELTA DAWN #1
DIME BOX ISD		1,020	1,110	U S OPERATING INC AB 22 WALLACE J Y RRC #24912
.002500 Override Royalty Category: G1 Railroad #: 24912				
HB1984: The Appraised value of \$1,110 in 2023 as compared to \$640 in 2018 is a 73.44% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,020	0	1,110
ROAD & BRIDGE		1,020	0	1,110
DIME BOX ISD		1,020	0	1,110

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	40	Lease: 25099 Type: REAL Owner #: 97578
ROAD & BRIDGE		10	40	Legal: HARRIET (NAVARRO) #1
DIME BOX ISD		10	40	U S OPERATING INC AB 22 WALLACE J Y RRC #25099
.000521 Override Royalty Category: G1 Railroad #: 25099				
HB1984: The Appraised value of \$40 in 2023 as compared to \$20 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	40
ROAD & BRIDGE		10	0	40
DIME BOX ISD		10	0	40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		440	790	Lease: 25262 Type: REAL Owner #: 97578
ROAD & BRIDGE		440	790	Legal: DELTA DAWN (NAVARRO)
DIME BOX ISD		440	790	U S OPERATING INC AB 22 WALLACE J Y RRC #25262
.002500 Override Royalty Category: G1 Railroad #: 25262				
HB1984: The Appraised value of \$790 in 2023 as compared to \$470 in 2018 is a 68.09% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		440	0	790
ROAD & BRIDGE		440	0	790
DIME BOX ISD		440	0	790

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	180 180 180	180 180 180	Lease: 83135 Type: REAL Owner #: 97578 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135 .002500 Override Royalty Category: G1 Railroad #: 83135 HB1984: The Appraised value of \$180 in 2023 as compared to \$60 in 2018 is a 200.00% 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	180 180 180	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	80 80 80	80 80 80	Lease: 696486 Type: REAL Owner #: 97578 Legal: IRENE #1 U S OPERATING INC AB 22 WALLACE J Y RRC #25761 .000521 Override Royalty Category: G1 Railroad #: 25761 HB1984: The Appraised value of \$80 in 2023 as compared to \$70 in 2018 is a 14.29% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	0 0 0	80 80 80	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,300 2,300 2,300	2,260 2,260 2,260	2,260 2,260 2,260	Lease: 720204 Type: REAL Owner #: 97578 Legal: YEGUA CREEK RANCH CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27071 DP 802066 .000860 Royalty Interest Category: G1 Railroad #: 27071 HB1984: The Appraised value of \$2,260 in 2023 as compared to \$2,010 in 2018 is a 12.44% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,300 2,300 2,300	0 0 0	2,260 2,260 2,260	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	18,670	0	22,660	
ROAD & BRIDGE	18,670	0	22,660	
DIME BOX ISD	14,660	0	16,920	
GIDDINGS ISD	4,010	0	5,740	

