

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

832-243-9600

SOUTH TEXAS DRILLING & EXPLORA  
1250 NE LOOP 410 STE 1000  
SAN ANTONIO TX 78209-1560



**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: 99882 3529

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	70 70 70	100 100 100	Lease: 12548 Type: REAL Owner #: 99882 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548  .005898 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$100 in 2023 as compared to \$460 in 2018 is a 78.26% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	0 0 0	100 100 100

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		50	270	Lease: 13008 Type: REAL Owner #: 99882 Legal: ROSE 1RE U S OPERATING INC AB 22 WALLACE J Y RRC #13008  .003750 Override Royalty Category: G1 Railroad #: 13008  HB1984: The Appraised value of \$270 in 2023 as compared to \$110 in 2018 is a 145.45% increase.
ROAD & BRIDGE		50	270	
DIME BOX ISD		50	270	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	50	0	270	
ROAD & BRIDGE	50	0	270	
DIME BOX ISD	50	0	270	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	830	Lease: 15585 Type: REAL Owner #: 99882 Legal: JENEVA U S OPERATING INC AB 22 WALLACE J Y RRC #15585  .003750 Override Royalty Category: G1 Railroad #: 15585  HB1984: The Appraised value of \$830 in 2023 as compared to \$240 in 2018 is a 245.83% increase.
ROAD & BRIDGE		150	830	
DIME BOX ISD		150	830	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	150	0	830	
ROAD & BRIDGE	150	0	830	
DIME BOX ISD	150	0	830	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		5,690	5,460	Lease: 16254 Type: REAL Owner #: 99882 Legal: JENSEN -7- MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254  .007611 Override Royalty Category: G1 Railroad #: 16254  HB1984: The Appraised value of \$5,460 in 2023 as compared to \$5,040 in 2018 is a 8.33% increase.
ROAD & BRIDGE		5,690	5,460	
DIME BOX ISD		5,690	5,460	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	5,690	0	5,460	
ROAD & BRIDGE	5,690	0	5,460	
DIME BOX ISD	5,690	0	5,460	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		690	640	Lease: 16694 Type: REAL Owner #: 99882 Legal: LASHARON U S OPERATING INC AB 197 LOFTIN G B RRC #16694  .006250 Override Royalty Category: G1 Railroad #: 16694  HB1984: The Appraised value of \$640 in 2023 as compared to \$660 in 2018 is a 3.03% decrease.
ROAD & BRIDGE		690	640	
DIME BOX ISD		690	640	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	690	0	640	
ROAD & BRIDGE	690	0	640	
DIME BOX ISD	690	0	640	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,520	2,390	Lease: 16708 Type: REAL Owner #: 99882
ROAD & BRIDGE		2,520	2,390	Legal: PHYLLIS
GIDDINGS ISD		2,520	2,390	U S OPERATING INC AB 83 DELAPLAIN A C RRC #16708
.007458 Override Royalty Category: G1 Railroad #: 16708				
HB1984: The Appraised value of \$2,390 in 2023 as compared to \$1,900 in 2018 is a 25.79% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,520	0	2,390
ROAD & BRIDGE		2,520	0	2,390
GIDDINGS ISD		2,520	0	2,390

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	530	Lease: 17468 Type: REAL Owner #: 99882
ROAD & BRIDGE		130	530	Legal: MAXYE #1-RE
GIDDINGS ISD		130	530	U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468
.005427 Override Royalty Category: G1 Railroad #: 17468				
HB1984: The Appraised value of \$530 in 2023 as compared to \$400 in 2018 is a 32.50% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	530
ROAD & BRIDGE		130	0	530
GIDDINGS ISD		130	0	530

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		680	900	Lease: 23071 Type: REAL Owner #: 99882
ROAD & BRIDGE		680	900	Legal: FLORENCE UNIT
DIME BOX ISD		680	900	U S OPERATING INC AB 22 WALLACE J Y RRC #23071
.002354 Override Royalty Category: G1 Railroad #: 23071				
HB1984: The Appraised value of \$900 in 2023 as compared to \$430 in 2018 is a 109.30% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		680	0	900
ROAD & BRIDGE		680	0	900
DIME BOX ISD		680	0	900

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		100	390	Lease: 83135 Type: REAL Owner #: 99882
ROAD & BRIDGE		100	390	Legal: MAXYE #2
GIDDINGS ISD		100	390	U S OPERATING INC AB 189 LAWRENCE C RRC #083135
.005427 Override Royalty Category: G1 Railroad #: 83135				
HB1984: The Appraised value of \$390 in 2023 as compared to \$120 in 2018 is a 225.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		100	0	390
ROAD & BRIDGE		100	0	390
GIDDINGS ISD		100	0	390

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	10,080	0	11,510		
ROAD & BRIDGE	10,080	0	11,510		
DIME BOX ISD	7,330	0	8,200		
GIDDINGS ISD	2,750	0	3,310		