

This is NOT a Tax Statement      **Notice Of Appraised Value**  
Do NOT Pay From This Notice

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

832-243-9600

ANDERSON DONALD F TRUST  
% GWENNE E BUCK TRUSTEE  
5602 SAINT MORITZ ST  
BELLAIRE TX 77401-2617



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: 95635 70  
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	40 40 40	50 50 50	Lease: 12548 Type: REAL Owner #: 95635 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548  .002841 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$50 in 2023 as compared to \$220 in 2018 is a 77.27% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	50 50 50

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 ROAD & BRIDGE DIME BOX ISD	10 10 10	50 50 50	Lease: 12554 Type: REAL Owner #: 95635 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554  .000377 Override Royalty Category: G1 Railroad #: 12554  HB1984: The Appraised value of \$50 in 2023 as compared to \$110 in 2018 is a 54.55% 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	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	200 200 200	Lease: 12836 Type: REAL Owner #: 95635 Legal: VIVIAN UNIT MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #12836  .006745 Override Royalty Category: G1 Railroad #: 12836  HB1984: The Appraised value of \$200 in 2023 as compared to \$150 in 2018 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	0 0 0	200 200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,880 9,880 9,880	12,660 12,660 12,660	Lease: 13047 Type: REAL Owner #: 95635 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .009811 Override Royalty Category: G1 Railroad #: 13047  HB1984: The Appraised value of \$12,660 in 2023 as compared to \$5,710 in 2018 is a 121.72% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,880 9,880 9,880	0 0 0	12,660 12,660 12,660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	900 900 900	1,080 1,080 1,080	Lease: 13388 Type: REAL Owner #: 95635 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .005317 Override Royalty Category: G1 Railroad #: 13388  HB1984: The Appraised value of \$1,080 in 2023 as compared to \$1,200 in 2018 is a 10.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	900 900 900	0 0 0	1,080 1,080 1,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,790 3,790 3,790	2,380 2,380 2,380	Lease: 13988 Type: REAL Owner #: 95635 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988  .003765 Override Royalty Category: G1 Railroad #: 13988  HB1984: The Appraised value of \$2,380 in 2023 as compared to \$2,720 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	3,790 3,790 3,790	0 0 0	2,380 2,380 2,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	80 80 80	Lease: 14620 Type: REAL Owner #: 95635 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620  .000119 Override Royalty Category: G1 Railroad #: 14620  HB1984: The Appraised value of \$80 in 2023 as compared to \$50 in 2018 is a 60.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	0 0 0	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,870 1,870 1,870	1,870 1,870 1,870	Lease: 14976 Type: REAL Owner #: 95635 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976  .004286 Override Royalty Category: G1 Railroad #: 14976  HB1984: The Appraised value of \$1,870 in 2023 as compared to \$990 in 2018 is a 88.89% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,870 1,870 1,870	0 0 0	1,870 1,870 1,870

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	190 190 190	180 180 180	Lease: 16254 Type: REAL Owner #: 95635 Legal: JENSEN -7- MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254  .000252 Override Royalty Category: G1 Railroad #: 16254  HB1984: The Appraised value of \$180 in 2023 as compared to \$170 in 2018 is a 5.88% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	190 190 190	0 0 0	180 180 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	100 100 100	Lease: 16728 Type: REAL Owner #: 95635 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728  .000542 Override Royalty Category: G1 Railroad #: 16728  HB1984: The Appraised value of \$100 in 2023 as compared to \$90 in 2018 is a 11.11% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	730 730 730	Lease: 17468 Type: REAL Owner #: 95635 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468  .007454 Override Royalty Category: G1 Railroad #: 17468  HB1984: The Appraised value of \$730 in 2023 as compared to \$550 in 2018 is a 32.73% 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	730 730 730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	220 220 220	Lease: 18886 Type: REAL Owner #: 95635 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886  .000951 Override Royalty Category: G1 Railroad #: 18886  HB1984: The Appraised value of \$220 in 2023 as compared to \$50 in 2018 is a 340.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	0 0 0	220 220 220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	150 150 150	130 130 130	Lease: 20529 Type: REAL Owner #: 95635 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529  .000456 Override Royalty Category: G1 Railroad #: 20529  HB1984: The Appraised value of \$130 in 2023 as compared to \$110 in 2018 is a 18.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	150 150 150	0 0 0	130 130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,060 1,060 1,060	1,400 1,400 1,400	Lease: 23071 Type: REAL Owner #: 95635 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .003662 Override Royalty Category: G1 Railroad #: 23071  HB1984: The Appraised value of \$1,400 in 2023 as compared to \$670 in 2018 is a 108.96% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,060 1,060 1,060	0 0 0	1,400 1,400 1,400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,620 2,620 870 1,760	3,490 3,490 1,150 2,340	Lease: 23160 Type: REAL Owner #: 95635 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160  .004693 Override Royalty Category: G1 Railroad #: 23160  HB1984: The Appraised value of \$3,490 in 2023 as compared to \$2,950 in 2018 is a 18.31% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,620 2,620 870 1,760	0 0 0 0	3,490 3,490 1,150 2,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,900 3,900 1,560 2,330	6,750 6,750 2,700 4,050	Lease: 23321 Type: REAL Owner #: 95635 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .008358 Override Royalty Category: G1 Railroad #: 23321  HB1984: The Appraised value of \$6,750 in 2023 as compared to \$3,850 in 2018 is a 75.32% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,900 3,900 1,560 2,330	0 0 0 0	6,750 6,750 2,700 4,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	40 40 40	Lease: 23334 Type: REAL Owner #: 95635 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334  .000150 Override Royalty Category: G1 Railroad #: 23334  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	540 540 540	Lease: 83135 Type: REAL Owner #: 95635 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135  .007454 Override Royalty Category: G1 Railroad #: 83135  HB1984: The Appraised value of \$540 in 2023 as compared to \$170 in 2018 is a 217.65% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	0 0 0	540 540 540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,440 4,440 4,440	4,970 4,970 4,970	Lease: 128600 Type: REAL Owner #: 95635 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600  .010000 Override Royalty Category: G1 Railroad #: 128600  HB1984: The Appraised value of \$4,970 in 2023 as compared to \$2,760 in 2018 is a 80.07% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	4,440 4,440 4,440	0 0 0	4,970 4,970 4,970

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	29,600	0	36,920		
ROAD & BRIDGE	29,600	0	36,920		
DIME BOX ISD	18,790	0	22,280		
GIDDINGS ISD	10,810	0	14,640		