

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

FULLINWIDER LEAH YOUNG  
8 LAKESIDE PARK  
DALLAS TX 75225-8110



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: 109023 1259  
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	20	30	Lease: 5 Type: REAL Owner #: 109023
ROAD & BRIDGE	20	30	Legal: CORA UNIT TRACT 2RE
GIDDINGS ISD	20	30	U S OPERATING INC AB 98 ESTES A RRC 22786 UNIT 9922786  .000084 Override Royalty Category: G1 Railroad #: 22786
HB1984: The Appraised value of \$30 in 2023 as compared to \$30 in 2018 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	20	0	30
ROAD & BRIDGE	20	0	30
GIDDINGS ISD	20	0	30

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 GIDDINGS ISD	760 760 760	520 520 520	Lease: 11875 Type: REAL Owner #: 109023 Legal: FALLON 1 DALLAS PETRO GROUP AB 149 HINDS T S RRC #11875  .001563 Override Royalty Category: G1 Railroad #: 11875  HB1984: The Appraised value of \$520 in 2023 as compared to \$2,070 in 2018 is a 74.88% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	760 760 760	0 0 0	520 520 520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,770 1,770 1,770	2,160 2,160 2,160	Lease: 12394 Type: REAL Owner #: 109023 Legal: HARDWICK-BIGGS #1RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12394  .001324 Override Royalty Category: G1 Railroad #: 12394  HB1984: The Appraised value of \$2,160 in 2023 as compared to \$570 in 2018 is a 278.95% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,770 1,770 1,770	0 0 0	2,160 2,160 2,160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	310 310 310	370 370 370	Lease: 12413 Type: REAL Owner #: 109023 Legal: MYERS UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12413  .000298 Override Royalty Category: G1 Railroad #: 12413  HB1984: The Appraised value of \$370 in 2023 as compared to \$80 in 2018 is a 362.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	310 310 310	0 0 0	370 370 370

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	130 130 130	Lease: 12953 Type: REAL Owner #: 109023 Legal: WESTBROOK 2-A MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953  .000706 Override Royalty Category: G1 Railroad #: 12953  HB1984: The Appraised value of \$130 in 2023 as compared to \$90 in 2018 is a 44.44% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	0 0 0	130 130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	650 650 650	820 820 820	Lease: 13396 Type: REAL Owner #: 109023 Legal: LOAFMAN NADINE DALLAS PETRO GROUP AB 152 HALL E H RRC #13396  .001063 Override Royalty Category: G1 Railroad #: 13396  HB1984: The Appraised value of \$820 in 2023 as compared to \$70 in 2018 is a 1071.43% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	650 650 650	0 0 0	820 820 820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	10 10 10	Lease: 14620 Type: REAL Owner #: 109023 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620  .000015 Override Royalty Category: G1 Railroad #: 14620  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 DIME BOX ISD	10 10 10	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	980 980 980	830 830 830	Lease: 18984 Type: REAL Owner #: 109023 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%  .000787 Override Royalty Category: G1 Railroad #: 18984  HB1984: The Appraised value of \$830 in 2023 as compared to \$930 in 2018 is a 10.75% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	980 980 980	0 0 0	830 830 830

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	90 90 90	130 130 130	Lease: 22940 Type: REAL Owner #: 109023 Legal: NEVER LEE UNIT 1/2RE DALLAS PETRO GROUP AB 2 BEST H RRC #22940  .000222 Override Royalty Category: G1 Railroad #: 22940  HB1984: The Appraised value of \$130 in 2023 as compared to \$90 in 2018 is a 44.44% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	90 90 90	0 0 0	130 130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		10 10 10	Lease: 25100 Type: REAL Owner #: 109023 Legal: HARDWICK-BIGGS #2 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #25100  .001324 Override Royalty Category: G1 Railroad #: 25100  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 DIME BOX 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	10 10 10	10 10 10	Lease: 143718 Type: REAL Owner #: 109023 Legal: AMERICA UNIT #1 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #143718  .000052 Override Royalty Category: G1 Railroad #: 143718  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	10 10 10	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	150 150 150	180 180 180	Lease: 720121 Type: REAL Owner #: 109023 Legal: ROSE #2 U S OPERATING INC AB 22 WALLACE J Y RRC #24390  .000938 Override Royalty Category: G1 Railroad #: 24390  HB1984: The Appraised value of \$180 in 2023 as compared to \$120 in 2018 is a 50.00% 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	180 180 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,780 3,780 3,780	3,390 3,390 3,390	Lease: 720139 Type: REAL Owner #: 109023 Legal: ATHENA W#1 DALLAS PETRO GROUP AB 1 AUSTIN S F RRC 218383  .002344 Override Royalty Category: G1 Railroad #: 218383  HB1984: The Appraised value of \$3,390 in 2023 as compared to \$1,200 in 2018 is a 182.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,780 3,780 3,780	0 0 0	3,390 3,390 3,390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD	1,040 1,040 420 630	1,180 1,180 470 710	Lease: 720205    Type: REAL    Owner #: 109023 Legal: LAWN MOWER UNIT 1H-3H APACHE CORPORATION AB 149 HINDS T S RRC 27053 DP 795317/19/20  .000235 Override Royalty Category: G1 Railroad #: 27053
HB1984: The Appraised value of \$1,180 in 2023 as compared to \$720 in 2018 is a 63.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD	1,040 1,040 420 630	0 0 0 0	1,180 1,180 470 710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,550 3,550 3,550	4,760 4,760 4,760	Lease: 720241    Type: REAL    Owner #: 109023 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .000562 Override Royalty Category: G1 Railroad #: 27722
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,550 3,550 3,550	0 0 0	4,760 4,760 4,760

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD DIME BOX ISD	13,230 13,230 2,390 10,850	0 0 0 0	14,530 14,530 2,120 12,410		

