

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

832-243-9600

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: 98432 2367

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

MANTHEI CYNTHIA KAY
30312 WALLER GLADISH RD
WALLER TX 77484-3734



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 G		10 10 10	Lease: 12836 Type: REAL Owner #: 98432 Legal: VIVIAN UNIT MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #12836 .000219 Override Royalty Category: G1 Railroad #: 12836
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 10	10 10 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 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		160	210	Lease: 13047	Type: REAL Owner #: 98432
ROAD & BRIDGE		160	210	Legal: EVELYN 1RE & 2RE	
DIME BOX ISD	G	160	210	U S OPERATING INC	
				AB 189 LAWRENCE C	
				RRC #13047	
				.000160 Override Royalty	
				Category: G1	
				Railroad #: 13047	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$210 in 2023 as compared to \$190 in 2018 is a 10.53% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		160	0	210	
ROAD & BRIDGE		160	0	210	
DIME BOX ISD		0	210	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		30	40	Lease: 13388	Type: REAL Owner #: 98432
ROAD & BRIDGE		30	40	Legal: OLEY UNIT 2	
DIME BOX ISD	G	30	40	MAGNOLIA OIL & GAS	
				AB 207 MANCHA J F	
				RRC #13388	
				.000174 Override Royalty	
				Category: G1	
				Railroad #: 13388	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$40 in 2023 as compared to \$40 in 2018 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		30	0	40	
ROAD & BRIDGE		30	0	40	
DIME BOX ISD		0	40	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		130	80	Lease: 13988	Type: REAL Owner #: 98432
ROAD & BRIDGE		130	80	Legal: BIRDIE #1RE	
DIME BOX ISD	G	130	80	U S OPERATING INC	
				AB 189 LAWRENCE C	
				RRC #13988	
				.000129 Override Royalty	
				Category: G1	
				Railroad #: 13988	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$80 in 2023 as compared to \$90 in 2018 is a 11.11% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		130	0	80	
ROAD & BRIDGE		130	0	80	
DIME BOX ISD		0	80	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G	30 30 30	30 30 30	Lease: 14976 Type: REAL Owner #: 98432 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976 .000070 Override Royalty Category: G1 Railroad #: 14976	
Exemptions : G=LESS THAN \$500 MIN INT 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 ROAD & BRIDGE GIDDINGS ISD		30 30 0	0 0 30	30 30 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G	10 10 10	10 10 10	Lease: 16254 Type: REAL Owner #: 98432 Legal: JENSEN -7- MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254 .000013 Override Royalty Category: G1 Railroad #: 16254	
Exemptions : G=LESS THAN \$500 MIN INT 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 0	0 0 10	10 10 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G		10 10 10	Lease: 17468 Type: REAL Owner #: 98432 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .000121 Override Royalty Category: G1 Railroad #: 17468	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		0 0 0	0 0 10	10 10 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G		10 10 10	Lease: 18886 Type: REAL Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886 .000027 Override Royalty Category: G1 Railroad #: 18886	Owner #: 98432
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		0	0	10	
ROAD & BRIDGE		0	0	10	
DIME BOX ISD		0	10	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G	20 20 20	20 20 20	Lease: 23071 Type: REAL Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000067 Override Royalty Category: G1 Railroad #: 23071	Owner #: 98432
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$20 in 2023 as compared to \$20 in 2018 is a .00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		20	0	20	
ROAD & BRIDGE		20	0	20	
DIME BOX ISD		0	20	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	G G	40 40 10 30	60 60 20 40	Lease: 23160 Type: REAL Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .000076 Override Royalty Category: G1 Railroad #: 23160	Owner #: 98432
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$60 in 2023 as compared to \$100 in 2018 is a 40.00% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		40	0	60	
ROAD & BRIDGE		40	0	60	
DIME BOX ISD		0	20	0	
GIDDINGS ISD		0	40	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	220	Lease: 23321 Type: REAL Owner #: 98432
ROAD & BRIDGE		130	220	Legal: LAWRENCE UNIT
DIME BOX ISD	G	50	80	MAGNOLIA OIL & GAS
GIDDINGS ISD	G	80	130	AB 207 MANCHA J F RRC #23321
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$220 in 2023 as compared to \$130 in 2018 is a 69.23% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	220
ROAD & BRIDGE		130	0	220
DIME BOX ISD		0	80	0
GIDDINGS ISD		0	130	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			10	Lease: 83135 Type: REAL Owner #: 98432
ROAD & BRIDGE			10	Legal: MAXYE #2
GIDDINGS ISD	G		10	U S OPERATING INC AB 189 LAWRENCE C RRC #083135
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	10
ROAD & BRIDGE		0	0	10
GIDDINGS ISD		0	10	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		70	80	Lease: 128600 Type: REAL Owner #: 98432
ROAD & BRIDGE		70	80	Legal: GERDES #1
GIDDINGS ISD	G	70	80	U S OPERATING INC AB 189 LAWRENCE C RRC #128600
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$80 in 2023 as compared to \$90 in 2018 is a 11.11% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70	0	80
ROAD & BRIDGE		70	0	80
GIDDINGS ISD		0	80	0

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	620	0	790	
ROAD & BRIDGE	620	0	790	
DIME BOX ISD	0	480	0	
GIDDINGS ISD	0	300	0	

