

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

832-243-9600

CADDO MINERAL PARTNERS LLC
2714 BEE CAVES RD STE 202
AUSTIN TX 78746-5682



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: 201932 551

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	110 110 110	140 140 140	Lease: 12548 Type: REAL Owner #: 201932 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548 .008645 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$140 in 2023 as compared to \$670 in 2018 is a 79.10% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	0 0 0	140 140 140

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		180 180 180	970 970 970	Lease: 12554 Type: REAL Owner #: 201932 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554 .006918 Override Royalty Category: G1 Railroad #: 12554
HB1984: The Appraised value of \$970 in 2023 as compared to \$2,090 in 2018 is a 53.59% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		180 180 180	0 0 0	970 970 970

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD			20 20 20	Lease: 12574 Type: REAL Owner #: 201932 Legal: STANDRIDGE PAULA DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12574 .000901 Override Royalty Category: G1 Railroad #: 12574
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 0	20 20 20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		3,470 3,470 3,470	4,580 4,580 4,580	Lease: 12606 Type: REAL Owner #: 201932 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606 .009517 Override Royalty Category: G1 Railroad #: 12606
HB1984: The Appraised value of \$4,580 in 2023 as compared to \$1,730 in 2018 is a 164.74% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		3,470 3,470 3,470	0 0 0	4,580 4,580 4,580

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		7,440 7,440 7,440	9,540 9,540 9,540	Lease: 13047 Type: REAL Owner #: 201932 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047 .007389 Override Royalty Category: G1 Railroad #: 13047
HB1984: The Appraised value of \$9,540 in 2023 as compared to \$4,300 in 2018 is a 121.86% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		7,440 7,440 7,440	0 0 0	9,540 9,540 9,540

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	90 90 90	90 90 90	Lease: 14620 Type: REAL Owner #: 201932 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620 .000121 Override Royalty Category: G1 Railroad #: 14620 HB1984: The Appraised value of \$90 in 2023 as compared to \$60 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	80 80 80	0 0 0	90 90 90	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,520 1,520 1,520	1,520 1,520 1,520	1,520 1,520 1,520	Lease: 14976 Type: REAL Owner #: 201932 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976 .003481 Override Royalty Category: G1 Railroad #: 14976 HB1984: The Appraised value of \$1,520 in 2023 as compared to \$810 in 2018 is a 87.65% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,520 1,520 1,520	0 0 0	1,520 1,520 1,520	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	420 420 420	2,260 2,260 2,260	2,260 2,260 2,260	Lease: 15585 Type: REAL Owner #: 201932 Legal: JENEVA U S OPERATING INC AB 22 WALLACE J Y RRC #15585 .010152 Override Royalty Category: G1 Railroad #: 15585 HB1984: The Appraised value of \$2,260 in 2023 as compared to \$650 in 2018 is a 247.69% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	420 420 420	0 0 0	2,260 2,260 2,260	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	720 720 720	920 920 920	920 920 920	Lease: 15586 Type: REAL Owner #: 201932 Legal: ERIN U S OPERATING INC AB 302 SORSBY W A RRC #15586 .001843 Override Royalty Category: G1 Railroad #: 15586 HB1984: The Appraised value of \$920 in 2023 as compared to \$550 in 2018 is a 67.27% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	720 720 720	0 0 0	920 920 920	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		120	1,120	Lease: 15826 Type: REAL Owner #: 201932 Legal: CHARLOTTE 2RE U S OPERATING AB 22 WALLACE J Y RRC #15826 .001573 Override Royalty Category: G1 Railroad #: 15826
ROAD & BRIDGE		120	1,120	
DIME BOX ISD		120	1,120	
HB1984: The Appraised value of \$1,120 in 2023 as compared to \$340 in 2018 is a 229.41% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		120	0	1,120
ROAD & BRIDGE		120	0	1,120
DIME BOX ISD		120	0	1,120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,120	1,040	Lease: 16694 Type: REAL Owner #: 201932 Legal: LASHARON U S OPERATING INC AB 197 LOFTIN G B RRC #16694 .010151 Override Royalty Category: G1 Railroad #: 16694
ROAD & BRIDGE		1,120	1,040	
DIME BOX ISD		1,120	1,040	
HB1984: The Appraised value of \$1,040 in 2023 as compared to \$1,080 in 2018 is a 3.70% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,120	0	1,040
ROAD & BRIDGE		1,120	0	1,040
DIME BOX ISD		1,120	0	1,040

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	240	Lease: 16728 Type: REAL Owner #: 201932 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728 .001240 Override Royalty Category: G1 Railroad #: 16728
ROAD & BRIDGE		170	240	
GIDDINGS ISD		170	240	
HB1984: The Appraised value of \$240 in 2023 as compared to \$210 in 2018 is a 14.29% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	240
ROAD & BRIDGE		170	0	240
GIDDINGS ISD		170	0	240

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		610	850	Lease: 17012 Type: REAL Owner #: 201932 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012 .002637 Override Royalty Category: G1 Railroad #: 17012
ROAD & BRIDGE		610	850	
DIME BOX ISD		610	850	
HB1984: The Appraised value of \$850 in 2023 as compared to \$980 in 2018 is a 13.27% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		610	0	850
ROAD & BRIDGE		610	0	850
DIME BOX ISD		610	0	850

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		190	800	Lease: 17468 Type: REAL Owner #: 201932 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468 .008160 Override Royalty Category: G1 Railroad #: 17468 HB1984: The Appraised value of \$800 in 2023 as compared to \$600 in 2018 is a 33.33% increase.
ROAD & BRIDGE		190	800	
GIDDINGS ISD		190	800	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	190	0	800	
ROAD & BRIDGE	190	0	800	
GIDDINGS ISD	190	0	800	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		440	1,100	Lease: 18886 Type: REAL Owner #: 201932 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886 .004616 Override Royalty Category: G1 Railroad #: 18886 HB1984: The Appraised value of \$1,100 in 2023 as compared to \$250 in 2018 is a 340.00% increase.
ROAD & BRIDGE		440	1,100	
DIME BOX ISD		440	1,100	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	440	0	1,100	
ROAD & BRIDGE	440	0	1,100	
DIME BOX ISD	440	0	1,100	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,060	1,830	Lease: 20529 Type: REAL Owner #: 201932 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .006447 Override Royalty Category: G1 Railroad #: 20529 HB1984: The Appraised value of \$1,830 in 2023 as compared to \$1,510 in 2018 is a 21.19% increase.
ROAD & BRIDGE		2,060	1,830	
DIME BOX ISD		2,060	1,830	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	2,060	0	1,830	
ROAD & BRIDGE	2,060	0	1,830	
DIME BOX ISD	2,060	0	1,830	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,530	2,030	Lease: 23071 Type: REAL Owner #: 201932 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .005299 Override Royalty Category: G1 Railroad #: 23071 HB1984: The Appraised value of \$2,030 in 2023 as compared to \$970 in 2018 is a 109.28% increase.
ROAD & BRIDGE		1,530	2,030	
DIME BOX ISD		1,530	2,030	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,530	0	2,030	
ROAD & BRIDGE	1,530	0	2,030	
DIME BOX ISD	1,530	0	2,030	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,850 2,850 940 1,910	3,790 3,790 1,250 2,540	Lease: 23160 Type: REAL Owner #: 201932 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160 .005087 Override Royalty Category: G1 Railroad #: 23160
HB1984: The Appraised value of \$3,790 in 2023 as compared to \$3,200 in 2018 is a 18.44% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,850 2,850 940 1,910	0 0 0 0	3,790 3,790 1,250 2,540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		730 730 730	Lease: 23334 Type: REAL Owner #: 201932 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334 .002596 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	0 0 0	0 0 0	730 730 730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	680 680 680	700 700 700	Lease: 23856 Type: REAL Owner #: 201932 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856 .000721 Override Royalty Category: G1 Railroad #: 23856
HB1984: The Appraised value of \$700 in 2023 as compared to \$370 in 2018 is a 89.19% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	680 680 680	0 0 0	700 700 700

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,680 2,680 2,680	2,960 2,960 2,960	Lease: 24179 Type: REAL Owner #: 201932 Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179 .009517 Override Royalty Category: G1 Railroad #: 24179
HB1984: The Appraised value of \$2,960 in 2023 as compared to \$1,350 in 2018 is a 119.26% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,680 2,680 2,680	0 0 0	2,960 2,960 2,960

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		2,740 2,740 2,740	3,040 3,040 3,040	Lease: 24690 Type: REAL Owner #: 201932 Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690 .003966 Override Royalty Category: G1 Railroad #: 24690 HB1984: The Appraised value of \$3,040 in 2023 as compared to \$1,900 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	2,740 2,740 2,740	0 0 0	3,040 3,040 3,040	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		4,320 4,320 4,320	4,260 4,260 4,260	Lease: 24711 Type: REAL Owner #: 201932 Legal: SUSAN MARIE U S OPERATING INC AB 22 WALLACE J Y RRC #24711 .010152 Override Royalty Category: G1 Railroad #: 24711 HB1984: The Appraised value of \$4,260 in 2023 as compared to \$3,560 in 2018 is a 19.66% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,320 4,320 4,320	0 0 0	4,260 4,260 4,260	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		160 160 160	590 590 590	Lease: 83135 Type: REAL Owner #: 201932 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135 .008159 Override Royalty Category: G1 Railroad #: 83135 HB1984: The Appraised value of \$590 in 2023 as compared to \$180 in 2018 is a 227.78% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	590 590 590	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		1,800 1,800 1,800	2,020 2,020 2,020	Lease: 128600 Type: REAL Owner #: 201932 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600 .004060 Override Royalty Category: G1 Railroad #: 128600 HB1984: The Appraised value of \$2,020 in 2023 as compared to \$1,120 in 2018 is a 80.36% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,800 1,800 1,800	0 0 0	2,020 2,020 2,020	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	3,160 3,160 3,160	4,240 4,240 4,240	Lease: 720241 Type: REAL Owner #: 201932 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752 .000500 Override Royalty Category: G1 Railroad #: 27722
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,160 3,160 3,160	0 0 0	4,240 4,240 4,240

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 DIME BOX ISD GIDDINGS ISD	38,570 38,570 32,820 5,750	0 0 0 0	51,380 51,380 42,940 8,440