

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: 97427 1546

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

HEDGES FRED C
2209 6TH AVE
FORT WORTH TX 76110



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	200 200 200	250 250 250	Lease: 12548 Type: REAL Owner #: 97427 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548 .015739 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$250 in 2023 as compared to \$1,220 in 2018 is a 79.51% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	200 200 200	0 0 0	250 250 250

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		290	1,590	Lease: 12554 Type: REAL Owner #: 97427
ROAD & BRIDGE		290	1,590	Legal: DEBBIE
DIME BOX ISD		290	1,590	U S OPERATING INC AB 189 LAWRENCE C RRC #12554
.011299 Override Royalty Category: G1 Railroad #: 12554				
HB1984: The Appraised value of \$1,590 in 2023 as compared to \$3,410 in 2018 is a 53.37% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		290	0	1,590
ROAD & BRIDGE		290	0	1,590
DIME BOX ISD		290	0	1,590

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		200	250	Lease: 12836 Type: REAL Owner #: 97427
ROAD & BRIDGE		200	250	Legal: VIVIAN UNIT
DIME BOX ISD		200	250	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #12836
.008138 Override Royalty Category: G1 Railroad #: 12836				
HB1984: The Appraised value of \$250 in 2023 as compared to \$180 in 2018 is a 38.89% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		200	0	250
ROAD & BRIDGE		200	0	250
DIME BOX ISD		200	0	250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,100	2,020	Lease: 16254 Type: REAL Owner #: 97427
ROAD & BRIDGE		2,100	2,020	Legal: JENSEN -7-
DIME BOX ISD		2,100	2,020	MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254
.002808 Override Royalty Category: G1 Railroad #: 16254				
HB1984: The Appraised value of \$2,020 in 2023 as compared to \$1,860 in 2018 is a 8.60% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,100	0	2,020
ROAD & BRIDGE		2,100	0	2,020
DIME BOX ISD		2,100	0	2,020

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		990	2,500	Lease: 18886 Type: REAL Owner #: 97427
ROAD & BRIDGE		990	2,500	Legal: DARLENE RE #2RE & 3
DIME BOX ISD		990	2,500	U S OPERATING INC AB 22 WALLACE J Y RRC #18886
.010474 Override Royalty Category: G1 Railroad #: 18886				
HB1984: The Appraised value of \$2,500 in 2023 as compared to \$560 in 2018 is a 346.43% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		990	0	2,500
ROAD & BRIDGE		990	0	2,500
DIME BOX ISD		990	0	2,500

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,690	2,390	Lease: 20529 Type: REAL Owner #: 97427
ROAD & BRIDGE		2,690	2,390	Legal: JENSEN
DIME BOX ISD		2,690	2,390	U S OPERATING INC AB 189 LAWRENCE C RRC #20529
.008410 Override Royalty Category: G1 Railroad #: 20529				
HB1984: The Appraised value of \$2,390 in 2023 as compared to \$1,960 in 2018 is a 21.94% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,690	0	2,390
ROAD & BRIDGE		2,690	0	2,390
DIME BOX ISD		2,690	0	2,390

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,030	5,090	Lease: 20743 Type: REAL Owner #: 97427
ROAD & BRIDGE		6,030	5,090	Legal: TWO FINGERS UT #2RE
DIME BOX ISD		3,010	2,550	MAGNOLIA OIL & GAS
GIDDINGS ISD		3,010	2,550	AB 98 ESTES A RRC #20743
.012273 Override Royalty Category: G1 Railroad #: 20743				
HB1984: The Appraised value of \$5,090 in 2023 as compared to \$6,650 in 2018 is a 23.46% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,030	0	5,090
ROAD & BRIDGE		6,030	0	5,090
DIME BOX ISD		3,010	0	2,550
GIDDINGS ISD		3,010	0	2,550

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	40	Lease: 23071 Type: REAL Owner #: 97427
ROAD & BRIDGE		30	40	Legal: FLORENCE UNIT
DIME BOX ISD		30	40	U S OPERATING INC AB 22 WALLACE J Y RRC #23071
.000099 Override Royalty Category: G1 Railroad #: 23071				
HB1984: The Appraised value of \$40 in 2023 as compared to \$20 in 2018 is a 100.00% 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		30	0	40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,690	1,730	Lease: 23856 Type: REAL Owner #: 97427
ROAD & BRIDGE		1,690	1,730	Legal: JAN
DIME BOX ISD		1,690	1,730	U S OPERATING INC AB 189 LAWRENCE C RRC #23856
.001776 Override Royalty Category: G1 Railroad #: 23856				
HB1984: The Appraised value of \$1,730 in 2023 as compared to \$900 in 2018 is a 92.22% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,690	0	1,730
ROAD & BRIDGE		1,690	0	1,730
DIME BOX ISD		1,690	0	1,730

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist		14,110 14,110 14,110	9,250 9,250 9,250	Lease: 24615 Type: REAL Owner #: 97427 Legal: WIEDERHOLD UNIT LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #24615 .050000 Royalty Interest Category: G1 Railroad #: 24615	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		14,110 14,110 14,110	0 0 0	9,250 9,250 9,250	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist		860 860 860	990 990 990	Lease: 25340 Type: REAL Owner #: 97427 Legal: B-P "A" 1 LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #25340 .025573 Override Royalty Category: G1 Railroad #: 25340	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		860 860 860	0 0 0	990 990 990	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist		450 450 450	700 700 700	Lease: 25367 Type: REAL Owner #: 97427 Legal: B-P #2 LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #25367 .026667 Override Royalty Category: G1 Railroad #: 25367	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		450 450 450	0 0 0	700 700 700	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist		2,160 2,160 2,160	3,620 3,620 3,620	Lease: 25371 Type: REAL Owner #: 97427 Legal: MARBURGER LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #25371 .021368 Override Royalty Category: G1 Railroad #: 25371	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		2,160 2,160 2,160	0 0 0	3,620 3,620 3,620	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,150 9,150 9,150	8,980 8,980 8,980	Lease: 103617 Type: REAL Owner #: 97427 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .011057 Override Royalty Category: G1 Railroad #: 103617
HB1984: The Appraised value of \$8,980 in 2023 as compared to \$4,480 in 2018 is a 100.45% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,150 9,150 9,150	0 0 0	8,980 8,980 8,980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,230 2,230 1,290 940	4,080 4,080 2,370 1,710	Lease: 105504 Type: REAL Owner #: 97427 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504 .016067 Override Royalty Category: G1 Railroad #: 105504
HB1984: The Appraised value of \$4,080 in 2023 as compared to \$3,470 in 2018 is a 17.58% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	2,230 2,230 1,290 940	0 0 0 0	4,080 4,080 2,370 1,710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,740 7,740 7,740	8,600 8,600 8,600	Lease: 158022 Type: REAL Owner #: 97427 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022 .013235 Override Royalty Category: G1 Railroad #: 158022
HB1984: The Appraised value of \$8,600 in 2023 as compared to \$5,130 in 2018 is a 67.64% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	7,740 7,740 7,740	0 0 0	8,600 8,600 8,600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	20 20 20	Lease: 258055 Type: REAL Owner #: 97427 Legal: BAGE 1 LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #258055 .025052 Override Royalty Category: G1 Railroad #: 258055
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	120 120 120	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	190 190 190	Lease: 720151 Type: REAL Owner #: 97427 Legal: ZSCHECH UNIT CHESAPEAKE OPERATING AB 3 BIRD T RRC 26020 .000678 Override Royalty Category: G1 Railroad #: 26020 HB1984: The Appraised value of \$190 in 2023 as compared to \$40 in 2018 is a 375.00% increase.
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	190 190 190

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	51,150	0	52,290
ROAD & BRIDGE	51,150	0	52,290
DIME BOX ISD	30,300	0	30,460
GIDDINGS ISD	20,840	0	21,840