

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: 100385 3967

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

WEHRING MICHAEL ALAN  
7002 SANDY HILL RD  
BRENHAM TX 77833-0296



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		10 10 10	Lease: 12548 Type: REAL Owner #: 100385 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548  .000412 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$10 in 2023 as compared to \$30 in 2018 is a 66.67% decrease.			
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

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			10	Lease: 12554 Type: REAL Owner #: 100385 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554  .000079 Override Royalty Category: G1 Railroad #: 12554
ROAD & BRIDGE			10	
DIME BOX ISD			10	
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		0	0	10
ROAD & BRIDGE		0	0	10
DIME BOX ISD		0	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,430	1,840	Lease: 13047 Type: REAL Owner #: 100385 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .001423 Override Royalty Category: G1 Railroad #: 13047
ROAD & BRIDGE		1,430	1,840	
DIME BOX ISD		1,430	1,840	
HB1984: The Appraised value of \$1,840 in 2023 as compared to \$830 in 2018 is a 121.69% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,430	0	1,840
ROAD & BRIDGE		1,430	0	1,840
DIME BOX ISD		1,430	0	1,840

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	20	Lease: 13388 Type: REAL Owner #: 100385 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .000074 Override Royalty Category: G1 Railroad #: 13388
ROAD & BRIDGE		10	20	
DIME BOX ISD		10	20	
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		10	0	20
ROAD & BRIDGE		10	0	20
DIME BOX ISD		10	0	20

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		580	360	Lease: 13988 Type: REAL Owner #: 100385 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988  .000575 Override Royalty Category: G1 Railroad #: 13988
ROAD & BRIDGE		580	360	
DIME BOX ISD		580	360	
HB1984: The Appraised value of \$360 in 2023 as compared to \$420 in 2018 is a 14.29% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		580	0	360
ROAD & BRIDGE		580	0	360
DIME BOX ISD		580	0	360

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 #: 100385 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620  .000018 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		270 270 270	270 270 270	Lease: 14976 Type: REAL Owner #: 100385 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976  .000620 Override Royalty Category: G1 Railroad #: 14976  HB1984: The Appraised value of \$270 in 2023 as compared to \$140 in 2018 is a 92.86% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	270 270 270	0 0 0	270 270 270	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	20 20 20	Lease: 16728 Type: REAL Owner #: 100385 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728  .000079 Override Royalty Category: G1 Railroad #: 16728  HB1984: The Appraised value of \$20 in 2023 as compared to \$10 in 2018 is a 100.00% 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	20 20 20	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		30 30 30	110 110 110	Lease: 17468 Type: REAL Owner #: 100385 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468  .001080 Override Royalty Category: G1 Railroad #: 17468  HB1984: The Appraised value of \$110 in 2023 as compared to \$80 in 2018 is a 37.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	110 110 110	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD			10 10 10	Lease: 18886 Type: REAL Owner #: 100385 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886  .000035 Override Royalty Category: G1 Railroad #: 18886	
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	0	10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		30 30 30	30 30 30	Lease: 20529 Type: REAL Owner #: 100385 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529  .000096 Override Royalty Category: G1 Railroad #: 20529	
HB1984: The Appraised value of \$30 in 2023 as compared to \$20 in 2018 is a 50.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		30	0	30	
ROAD & BRIDGE		30	0	30	
DIME BOX ISD		30	0	30	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		140 140 140	190 190 190	Lease: 23071 Type: REAL Owner #: 100385 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .000498 Override Royalty Category: G1 Railroad #: 23071	
HB1984: The Appraised value of \$190 in 2023 as compared to \$90 in 2018 is a 111.11% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		140	0	190	
ROAD & BRIDGE		140	0	190	
DIME BOX ISD		140	0	190	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD		380 380 130 260	510 510 170 340	Lease: 23160 Type: REAL Owner #: 100385 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBURN J A & 207 MA RRC #23160  .000680 Override Royalty Category: G1 Railroad #: 23160	
HB1984: The Appraised value of \$510 in 2023 as compared to \$430 in 2018 is a 18.60% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		380	0	510	
ROAD & BRIDGE		380	0	510	
DIME BOX ISD		130	0	170	
GIDDINGS ISD		260	0	340	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	370 370 150 220	640 640 250 380	Lease: 23321 Type: REAL Owner #: 100385 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .000791 Override Royalty Category: G1 Railroad #: 23321
HB1984: The Appraised value of \$640 in 2023 as compared to \$360 in 2018 is a 77.78% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	370 370 150 220	0 0 0 0	640 640 250 380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	80 80 80	Lease: 83135 Type: REAL Owner #: 100385 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135  .001080 Override Royalty Category: G1 Railroad #: 83135
HB1984: The Appraised value of \$80 in 2023 as compared to \$20 in 2018 is a 300.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	640 640 640	720 720 720	Lease: 128600 Type: REAL Owner #: 100385 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600  .001450 Override Royalty Category: G1 Railroad #: 128600
HB1984: The Appraised value of \$720 in 2023 as compared to \$400 in 2018 is a 80.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	640 640 640	0 0 0	720 720 720

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	3,920 3,920 2,480 1,450	0 0 0 0	4,830 4,830 2,900 1,920	

