

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

KOPACZ CHRISTINA LYNN
1400 LARKHALL DR
SPICEWOOD TX 78669-2155



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: 203051 2060
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 No 2018 Hist	280 280 280	90 90 90	Lease: 1 Type: REAL Owner #: 203051 Legal: ANMAR UNIT TRACT 3 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 3 50% .001033 Override Royalty Category: G1 Railroad #: 19827
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	280 280 280	0 0 0	90 90 90

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 No 2018 Hist		1,170 1,170 1,170	Lease: 12482 Type: REAL Owner #: 203051 Legal: MARY "B" WARREN PRODUCTION AB 207 MANCHA J F RRC #12482 .002500 Override Royalty Category: G1 Railroad #: 12482
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	1,170 1,170 1,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	60 60 60	90 90 90	Lease: 12965 Type: REAL Owner #: 203051 Legal: HUMPHREY-BENSON W#6 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #12965 .002375 Override Royalty Category: G1 Railroad #: 12965
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	0 0 0	90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	280 280 280	350 350 350	Lease: 13173 Type: REAL Owner #: 203051 Legal: STORK ARTHUR TEXAS INDEPENDENT EX AB 129 FREEMAN THOMAS RRC 280229 13173 DP 809600 .002500 Override Royalty Category: G1 Railroad #: 280229
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	280 280 280	0 0 0	350 350 350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	70 70 70	240 240 240	Lease: 14286 Type: REAL Owner #: 203051 Legal: SCHMIDT-SACKS UNIT MAGNOLIA OIL & GAS AB 272 RUDESILL M & 371 SEATO RRC #14286 .001459 Override Royalty Category: G1 Railroad #: 14286
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	240 240 240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	20 20 20	40 40 40	Lease: 16531 Type: REAL Legal: PAYTON C F # 1 & 3 ERNEST OPERATING CO AB 220 MCKEEN H RRC #16531 .002500 Override Royalty Category: G1 Railroad #: 16531	Owner #: 203051	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	110 110 110	260 260 260	Lease: 16660 Type: REAL Legal: ERNEST "T" MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16660 .000749 Override Royalty Category: G1 Railroad #: 16660	Owner #: 203051	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	110 110 110	0 0 0	260 260 260		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	1,720 1,720 1,720	1,300 1,300 1,300	Lease: 16966 Type: REAL Legal: K-BOB #1 MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16966 .002500 Override Royalty Category: G1 Railroad #: 16966	Owner #: 203051	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,720 1,720 1,720	0 0 0	1,300 1,300 1,300		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	70 70 70	120 120 120	Lease: 17040 Type: REAL Legal: LINDA K UNIT 1 RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17040 .000309 Override Royalty Category: G1 Railroad #: 17040	Owner #: 203051	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	0 0 0	120 120 120		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	20 20 20	30 30 30	Lease: 17786 Type: REAL Owner #: 203051 Legal: LOUIS "B" MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786 .000061 Override Royalty Category: G1 Railroad #: 17786		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	30 30 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	130 130 130	160 160 160	Lease: 18762 Type: REAL Owner #: 203051 Legal: WIEDERHOLD-SPACEK UNIT ERNEST OPERATING CO AB 1 AUSTIN S F RRC #18762 .001250 Override Royalty Category: G1 Railroad #: 18762		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	0 0 0	160 160 160		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	160 160 160	140 140 140	Lease: 18984 Type: REAL Owner #: 203051 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20% .000131 Override Royalty Category: G1 Railroad #: 18984		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	140 140 140		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	80 80 80	310 310 310	Lease: 19257 Type: REAL Owner #: 203051 Legal: THOMAS W#1 MAGNOLIA OIL & GAS AB 182 SHARP J RRC #19257 35% LEE 65% WASH .002500 Override Royalty Category: G1 Railroad #: 19257		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	310 310 310		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	280 280 280	90 90 90	Lease: 19827 Type: REAL Owner #: 203051 Legal: ANMAR UNIT TRACT 1 ERNEST OPERATING CO AB 3 BIRD T RRC #19827 TRACT 1 50% .001033 Override Royalty Category: G1 Railroad #: 19827		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	280 280 280	0 0 0	90 90 90		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		40 40 40	Lease: 19867 Type: REAL Owner #: 203051 Legal: LEHMANN QUINTUS MAGNOLIA OIL & GAS AB 98 ESTES A RRC #19867 .002500 Override Royalty Category: G1 Railroad #: 19867		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	40 40 40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	130 130 130	10 10 10	Lease: 20089 Type: REAL Owner #: 203051 Legal: MARMO UNIT 2A ERNEST OPERATING CO AB 313 TAYLOR J B RRC #20089 .001211 Override Royalty Category: G1 Railroad #: 20089		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	190 190 190	440 440 440	Lease: 20987 Type: REAL Owner #: 203051 Legal: CHESTER #1 & 2 ERNEST OPERATING CO AB 220 MCKEEN H RRC #20987 .002500 Override Royalty Category: G1 Railroad #: 20987		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	190 190 190	0 0 0	440 440 440		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist		10 10 10	Lease: 21060 Type: REAL Owner #: 203051 Legal: MORAND UNIT ERNEST OPERATING CO AB 22 WALLACE J Y RRC #21060 .000266 Override Royalty Category: G1 Railroad #: 21060
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 No 2018 Hist	40 40 40	470 470 470	Lease: 22209 Type: REAL Owner #: 203051 Legal: STRINGER MAGNOLIA OIL & GAS AB 182 SHARP J RRC #22209 .000382 Override Royalty Category: G1 Railroad #: 22209
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	470 470 470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	30 30 30	50 50 50	Lease: 22522 Type: REAL Owner #: 203051 Legal: SCHNEIDER 1H MAGNOLIA OIL & GAS AB 272 RUDESILL M RRC #22522 .000625 Override Royalty Category: G1 Railroad #: 22522
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist		250 250 250	Lease: 24064 Type: REAL Owner #: 203051 Legal: WES #1 & 2 ERNEST OPERATING CO AB 220 MCKEEN H RRC 24064 LEE 85% BURLESON 15% .001250 Override Royalty Category: G1 Railroad #: 24064
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	250 250 250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	210 210 210	200 200 200	Lease: 103617 Type: REAL Owner #: 203051 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000249 Override Royalty Category: G1 Railroad #: 103617		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	210 210 210	0 0 0	200 200 200		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	10 10 10	30 30 30	Lease: 107760 Type: REAL Owner #: 203051 Legal: KOUDELKE #1 SAN DIA PRODUCING CO AB 1 AUSTIN S F RRC #107760 .002500 Override Royalty Category: G1 Railroad #: 107760		
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	30 30 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	1,160 1,160 1,160	1,430 1,430 1,430	Lease: 108671 Type: REAL Owner #: 203051 Legal: LOU-ANN #1-RE MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008 .001139 Override Royalty Category: G1 Railroad #: 26008		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,160 1,160 1,160	0 0 0	1,430 1,430 1,430		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	60 60 60	90 90 90	Lease: 720149 Type: REAL Owner #: 203051 Legal: HUMPHREY BENSON W#4 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC 12965 .002375 Override Royalty Category: G1 Railroad #: 12965		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	0 0 0	90 90 90		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	5,110	0	7,410		
ROAD & BRIDGE	5,110	0	7,410		
DIME BOX ISD	1,250	0	1,450		
GIDDINGS ISD	3,860	0	5,960		