

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

PANGAEA PROPERTIES INC
PO BOX 4626
WICHITA FALLS TX 76308-0626



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: 99048 2885
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	10 10 10	20 20 20	Lease: 12548 Type: REAL Owner #: 99048 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548 .000944 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$20 in 2023 as compared to \$70 in 2018 is a 71.43% decrease.			
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	20 20 20

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	20 20 20	100 100 100	Lease: 12554 Type: REAL Owner #: 99048 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554 .000678 Override Royalty Category: G1 Railroad #: 12554 HB1984: The Appraised value of \$100 in 2023 as compared to \$210 in 2018 is a 52.38% decrease.
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	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	20 20 20	Lease: 12836 Type: REAL Owner #: 99048 Legal: VIVIAN UNIT MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #12836 .000488 Override Royalty Category: G1 Railroad #: 12836 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 DIME BOX ISD	10 10 10	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	120 120 120	Lease: 16254 Type: REAL Owner #: 99048 Legal: JENSEN -7- MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254 .000168 Override Royalty Category: G1 Railroad #: 16254 HB1984: The Appraised value of \$120 in 2023 as compared to \$110 in 2018 is a 9.09% increase.
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	120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	90 90 90	Lease: 17786 Type: REAL Owner #: 99048 Legal: LOUIS "B" MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786 .000193 Override Royalty Category: G1 Railroad #: 17786 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	60 60 60	0 0 0	90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	60 60 60	150 150 150	Lease: 18886 Type: REAL Owner #: 99048 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886 .000629 Override Royalty Category: G1 Railroad #: 18886 HB1984: The Appraised value of \$150 in 2023 as compared to \$30 in 2018 is a 400.00% increase.
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	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	160 160 160	140 140 140	Lease: 20529 Type: REAL Owner #: 99048 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .000505 Override Royalty Category: G1 Railroad #: 20529 HB1984: The Appraised value of \$140 in 2023 as compared to \$120 in 2018 is a 16.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	160 160 160	0 0 0	140 140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	620 620 310 310	520 520 260 260	Lease: 20743 Type: REAL Owner #: 99048 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743 .001261 Override Royalty Category: G1 Railroad #: 20743 HB1984: The Appraised value of \$520 in 2023 as compared to \$680 in 2018 is a 23.53% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	620 620 310 310	0 0 0 0	520 520 260 260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	270 270 270	Lease: 22301 Type: REAL Owner #: 99048 Legal: JOYCE UNIT MAGNOLIA OIL & GAS AB 348 WEBB T H RRC #22301 .000943 Override Royalty Category: G1 Railroad #: 22301 HB1984: The Appraised value of \$270 in 2023 as compared to \$320 in 2018 is a 15.63% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	250 250 250	0 0 0	270 270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,000 1,000 1,000	1,340 1,340 1,340	Lease: 22315 Type: REAL Owner #: 99048 Legal: DROEMER H UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22315 .002005 Override Royalty Category: G1 Railroad #: 22315 HB1984: The Appraised value of \$1,340 in 2023 as compared to \$1,130 in 2018 is a 18.58% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,000 1,000 1,000	0 0 0	1,340 1,340 1,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	100 100 100	100 100 100	Lease: 23856 Type: REAL Owner #: 99048 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856 .000107 Override Royalty Category: G1 Railroad #: 23856 HB1984: The Appraised value of \$100 in 2023 as compared to \$50 in 2018 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	100 100 100	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	870 870 870	850 850 850	Lease: 103617 Type: REAL Owner #: 99048 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .001047 Override Royalty Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$850 in 2023 as compared to \$420 in 2018 is a 102.38% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	870 870 870	0 0 0	850 850 850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	230 230 140 100	430 430 250 180	Lease: 105504 Type: REAL Owner #: 99048 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504 .001690 Override Royalty Category: G1 Railroad #: 105504 HB1984: The Appraised value of \$430 in 2023 as compared to \$370 in 2018 is a 16.22% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	230 230 140 100	0 0 0 0	430 430 250 180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	740 740 740	830 830 830	Lease: 158022 Type: REAL Owner #: 99048 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022 .001271 Override Royalty Category: G1 Railroad #: 158022 HB1984: The Appraised value of \$830 in 2023 as compared to \$490 in 2018 is a 69.39% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	740	0	830
ROAD & BRIDGE	740	0	830
GIDDINGS ISD	740	0	830

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	4,260	0	4,980		
ROAD & BRIDGE	4,260	0	4,980		
DIME BOX ISD	1,000	0	1,250		
GIDDINGS ISD	3,270	0	3,730		

