

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

832-243-9600

DAVIS FRANK C III  
3219 BRYN MAWR DR  
DALLAS TX 75225



**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: 96543 833

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	120 120 120	160 160 160	Lease: 12606 Type: REAL Owner #: 96543 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606  .000326 Royalty Interest Category: G1 Railroad #: 12606
HB1984: The Appraised value of \$160 in 2023 as compared to \$60 in 2018 is a 166.67% increase.			
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	160 160 160

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](http://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	60 60 60	80 80 80	80 80 80	Lease: 13047 Type: REAL Owner #: 96543 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .000062 Override Royalty Category: G1 Railroad #: 13047  HB1984: The Appraised value of \$80 in 2023 as compared to \$40 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	60 60 60	0 0 0	80 80 80	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 220	140 140 140	140 140 140	Lease: 13988 Type: REAL Owner #: 96543 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988  .000223 Royalty Interest Category: G1 Railroad #: 13988  HB1984: The Appraised value of \$140 in 2023 as compared to \$160 in 2018 is a 12.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 220	0 0 0	140 140 140	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	110 110 110	110 110 110	Lease: 16728 Type: REAL Owner #: 96543 Legal: MOZELLE U S OPERATING INC AB 207 MANCHA J F RRC #16728  .000590 Royalty Interest Category: G1 Railroad #: 16728  HB1984: The Appraised value of \$110 in 2023 as compared to \$100 in 2018 is a 10.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	80 80 80	0 0 0	110 110 110	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	40 40 40	40 40 40	Lease: 17468 Type: REAL Owner #: 96543 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468  .000354 Royalty Interest Category: G1 Railroad #: 17468  HB1984: The Appraised value of \$40 in 2023 as compared to \$30 in 2018 is a 33.33% 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	40 40 40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	40	Lease: 17867 Type: REAL Owner #: 96543 Legal: COFFIELD-OSAGE 1RE & 2RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #17867  .000458 Override Royalty Category: G1 Railroad #: 17867
ROAD & BRIDGE		50	40	
GIDDINGS ISD		50	40	
HB1984: The Appraised value of \$40 in 2023 as compared to \$190 in 2018 is a 78.95% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	40
ROAD & BRIDGE		50	0	40
GIDDINGS ISD		50	0	40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		290	340	Lease: 18936 Type: REAL Owner #: 96543 Legal: BETTY SUE #1H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18936 LEE 75% WASH 25%  .005000 Override Royalty Category: G1 Railroad #: 18936
ROAD & BRIDGE		290	340	
GIDDINGS ISD		290	340	
HB1984: The Appraised value of \$340 in 2023 as compared to \$770 in 2018 is a 55.84% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		290	0	340
ROAD & BRIDGE		290	0	340
GIDDINGS ISD		290	0	340

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,240	1,050	Lease: 18984 Type: REAL Owner #: 96543 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%  .000997 Override Royalty Category: G1 Railroad #: 18984
ROAD & BRIDGE		1,240	1,050	
GIDDINGS ISD		1,240	1,050	
HB1984: The Appraised value of \$1,050 in 2023 as compared to \$1,180 in 2018 is a 11.02% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,240	0	1,050
ROAD & BRIDGE		1,240	0	1,050
GIDDINGS ISD		1,240	0	1,050

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,330	1,120	Lease: 20743 Type: REAL Owner #: 96543 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743  .002698 Override Royalty Category: G1 Railroad #: 20743
ROAD & BRIDGE		1,330	1,120	
DIME BOX ISD		660	560	
GIDDINGS ISD		660	560	
HB1984: The Appraised value of \$1,120 in 2023 as compared to \$1,460 in 2018 is a 23.29% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,330	0	1,120
ROAD & BRIDGE		1,330	0	1,120
DIME BOX ISD		660	0	560
GIDDINGS ISD		660	0	560

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	220	Lease: 23071 Type: REAL Owner #: 96543
ROAD & BRIDGE		170	220	Legal: FLORENCE UNIT
DIME BOX ISD		170	220	U S OPERATING INC AB 22 WALLACE J Y RRC #23071
.000579 Royalty Interest Category: G1 Railroad #: 23071				
HB1984: The Appraised value of \$220 in 2023 as compared to \$110 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		170	0	220
ROAD & BRIDGE		170	0	220
DIME BOX ISD		170	0	220

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	100	Lease: 24179 Type: REAL Owner #: 96543
ROAD & BRIDGE		90	100	Legal: CHERYL #1RE
DIME BOX ISD		90	100	U S OPERATING INC AB 22 WALLACE J Y RRC #24179
.000326 Royalty Interest Category: G1 Railroad #: 24179				
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		90	0	100
ROAD & BRIDGE		90	0	100
DIME BOX ISD		90	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	30	Lease: 83135 Type: REAL Owner #: 96543
ROAD & BRIDGE		10	30	Legal: MAXYE #2
GIDDINGS ISD		10	30	U S OPERATING INC AB 189 LAWRENCE C RRC #083135
.000354 Royalty Interest Category: G1 Railroad #: 83135				
HB1984: The Appraised value of \$30 in 2023 as compared to \$10 in 2018 is a 200.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		10	0	30
ROAD & BRIDGE		10	0	30
GIDDINGS ISD		10	0	30

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,160	1,430	Lease: 108671 Type: REAL Owner #: 96543
ROAD & BRIDGE		1,160	1,430	Legal: LOU-ANN #1-RE
GIDDINGS ISD		1,160	1,430	MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC 26008
.001139 Override Royalty Category: G1 Railroad #: 26008				
HB1984: The Appraised value of \$1,430 in 2023 as compared to \$1,280 in 2018 is a 11.72% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,160	0	1,430
ROAD & BRIDGE		1,160	0	1,430
GIDDINGS ISD		1,160	0	1,430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,440 1,440 1,440	1,600 1,600 1,600	Lease: 158022 Type: REAL Owner #: 96543 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022  .002459 Override Royalty Category: G1 Railroad #: 158022
HB1984: The Appraised value of \$1,600 in 2023 as compared to \$950 in 2018 is a 68.42% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,440 1,440 1,440	0 0 0	1,600 1,600 1,600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	390 390 390	530 530 530	Lease: 720241 Type: REAL Owner #: 96543 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .000062 Royalty Interest Category: G1 Railroad #: 27722
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	390 390 390	0 0 0	530 530 530

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	6,660	0	6,990	
ROAD & BRIDGE	6,660	0	6,990	
DIME BOX ISD	1,710	0	1,790	
GIDDINGS ISD	4,940	0	5,200	

