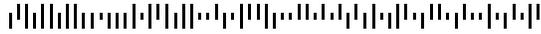


LEE CENTRAL APPRAISAL DISTRICT  
898 E RICHMOND ST SUITE 100  
GIDDINGS TX 78942-4252

832-243-9600

ROBERTS NANCY LAVERNE  
2309 MIDDLETON DR  
LITTLE ROCK AR 72116-6336



**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: 107580 3166

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	310 310 310	390 390 390	Lease: 13047 Type: REAL Owner #: 107580 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .000305 Override Royalty Category: G1 Railroad #: 13047
HB1984: The Appraised value of \$390 in 2023 as compared to \$180 in 2018 is a 116.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	310 310 310	0 0 0	390 390 390

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		30	30	Lease: 13388 Type: REAL Owner #: 107580 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .000165 Override Royalty Category: G1 Railroad #: 13388  HB1984: The Appraised value of \$30 in 2023 as compared to \$40 in 2018 is a 25.00% decrease.
ROAD & BRIDGE		30	30	
DIME BOX ISD		30	30	
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		130	80	Lease: 13988 Type: REAL Owner #: 107580 Legal: BIRDIE #1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13988  .000124 Override Royalty Category: G1 Railroad #: 13988  HB1984: The Appraised value of \$80 in 2023 as compared to \$90 in 2018 is a 11.11% decrease.
ROAD & BRIDGE		130	80	
DIME BOX ISD		130	80	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	130	0	80	
ROAD & BRIDGE	130	0	80	
DIME BOX ISD	130	0	80	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	60	Lease: 14976 Type: REAL Owner #: 107580 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976  .000135 Override Royalty Category: G1 Railroad #: 14976  Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$60 in 2023 as compared to \$30 in 2018 is a 100.00% increase.
ROAD & BRIDGE		60	60	
GIDDINGS ISD	G	60	60	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	60	0	60	
ROAD & BRIDGE	60	0	60	
GIDDINGS ISD	0	60	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		10	10	Lease: 16254 Type: REAL Owner #: 107580 Legal: JENSEN -7- MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254  .000010 Override Royalty Category: G1 Railroad #: 16254  HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.
ROAD & BRIDGE		10	10	
DIME BOX ISD		10	10	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	10	0	10	
ROAD & BRIDGE	10	0	10	
DIME BOX ISD	10	0	10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	G		20 20 20	Lease: 17468 Type: REAL Owner #: 107580 Legal: MAXYE #1-RE U S OPERATING INC AB 207 MANCHA J F & 189 LAWRE RRC #17468  .000233 Override Royalty Category: G1 Railroad #: 17468
Exemptions : G=LESS THAN \$500 MIN INT 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 ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 20	20 20 0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD			10 10 10	Lease: 18886 Type: REAL Owner #: 107580 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886  .000029 Override Royalty Category: G1 Railroad #: 18886
No 2018 Hist				
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 DIME BOX ISD		10 10 10	10 10 10	Lease: 20529 Type: REAL Owner #: 107580 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529  .000021 Override Royalty Category: G1 Railroad #: 20529
No 2018 Hist				
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 DIME BOX ISD		30 30 30	40 40 40	Lease: 23071 Type: REAL Owner #: 107580 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .000119 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 ROAD & BRIDGE DIME BOX ISD	30 30 30	0 0 0	40 40 40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		80	110	Lease: 23160 Type: REAL Owner #: 107580 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160  .000148 Override Royalty Category: G1 Railroad #: 23160
ROAD & BRIDGE		80	110	
DIME BOX ISD		30	40	
GIDDINGS ISD	G	60	70	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$110 in 2023 as compared to \$90 in 2018 is a 22.22% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		80	0	110
ROAD & BRIDGE		80	0	110
DIME BOX ISD		30	0	40
GIDDINGS ISD		0	70	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	210	Lease: 23321 Type: REAL Owner #: 107580 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .000265 Override Royalty Category: G1 Railroad #: 23321
ROAD & BRIDGE		130	210	
DIME BOX ISD		50	80	
GIDDINGS ISD	G	80	130	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$210 in 2023 as compared to \$130 in 2018 is a 61.54% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	210
ROAD & BRIDGE		130	0	210
DIME BOX ISD		50	0	80
GIDDINGS ISD		0	130	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			20	Lease: 83135 Type: REAL Owner #: 107580 Legal: MAXYE #2 U S OPERATING INC AB 189 LAWRENCE C RRC #083135  .000233 Override Royalty Category: G1 Railroad #: 83135
ROAD & BRIDGE			20	
GIDDINGS ISD	G		20	
Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	20
ROAD & BRIDGE		0	0	20
GIDDINGS ISD		0	20	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		140	150	Lease: 128600 Type: REAL Owner #: 107580
ROAD & BRIDGE		140	150	Legal: GERDES #1
GIDDINGS ISD	G	140	150	U S OPERATING INC AB 189 LAWRENCE C RRC #128600
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$150 in 2023 as compared to \$90 in 2018 is a 66.67% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		140	0	150
ROAD & BRIDGE		140	0	150
GIDDINGS ISD		0	150	0

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	930	0	1,140
ROAD & BRIDGE	930	0	1,140
DIME BOX ISD	600	0	690
GIDDINGS ISD	0	450	0

