

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

info@leecad.net

CADDO MINERAL PARTNERS LLC  
2714 BEE CAVES RD STE 202  
AUSTIN TX 78746-5682



APPRAISAL YEAR 2024  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/17/2024 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: 5-24-2024  
ARB Hearing: 6-17-2024  
Owner: 201932 585  
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 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	140	340	Lease: 12548	Type: REAL	Owner #: 201932
ROAD & BRIDGE	C	140	340	Legal: MAY UNIT		
DIME BOX ISD	C	140	340	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #12548		
				.008645 Override Royalty		
				Category: G1		
				Railroad #: 12548		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$340 in 2024 as compared to \$840 in 2019 is a 59.52% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		140	172	168		
ROAD & BRIDGE		140	172	168		
DIME BOX ISD		140	172	168		

Additional Owner's Properties are continued on following page(s).

*The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.*

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

Chief Appraiser

SEC 25.19

PAGE

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1473

OWNER #:

201932

4/24/24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	10 10 10	Lease: 12574 Type: REAL Owner #: 201932 Legal: STANDRIDGE PAULA DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12574  .000901 Override Royalty Category: G1 Railroad #: 12574  HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	C C C	4,360 4,360 4,360	5,650 5,650 5,650	Lease: 12606 Type: REAL Owner #: 201932 Legal: CHERYL #2RE U S OPERATING INC AB 22 WALLACE J Y RRC #12606  .009517 Override Royalty Category: G1 Railroad #: 12606  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$5,650 in 2024 as compared to \$3,190 in 2019 is a 77.12% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,360 4,360 4,360	418 418 418	5,232 5,232 5,232		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,290 9,290 9,290	5,440 5,440 5,440	Lease: 13047 Type: REAL Owner #: 201932 Legal: EVELYN 1RE & 2RE U S OPERATING INC AB 189 LAWRENCE C RRC #13047  .007389 Override Royalty Category: G1 Railroad #: 13047  HB1984: The Appraised value of \$5,440 in 2024 as compared to \$6,330 in 2019 is a 14.06% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,290 9,290 9,290	0 0 0	5,440 5,440 5,440		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	90 90 90	Lease: 14620 Type: REAL Owner #: 201932 Legal: MELISSA U S OPERATING INC AB 207 MANCHA J F RRC #14620  .000121 Override Royalty Category: G1 Railroad #: 14620  HB1984: The Appraised value of \$90 in 2024 as compared to \$90 in 2019 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	80 80 80	0 0 0	90 90 90		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	640	1,690	Lease: 15586	Type: REAL	Owner #: 201932
ROAD & BRIDGE	C	640	1,690	Legal: ERIN		
DIME BOX ISD	C	640	1,690	U S OPERATING INC		
				AB 302 SORSBY W A		
				RRC #15586		
				.001843 Override Royalty		
				Category: G1		
				Railroad #: 15586		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,690 in 2024 as compared to \$470 in 2019 is a 259.57% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		640	922	768		
ROAD & BRIDGE		640	922	768		
DIME BOX ISD		640	922	768		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		850	700	Lease: 15826	Type: REAL	Owner #: 201932
ROAD & BRIDGE		850	700	Legal: CHARLOTTE 2RE		
DIME BOX ISD		850	700	U S OPERATING		
				AB 22 WALLACE J Y		
				RRC #15826		
				.001573 Override Royalty		
				Category: G1		
				Railroad #: 15826		
HB1984: The Appraised value of \$700 in 2024 as compared to \$420 in 2019 is a 66.67% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		850	0	700		
ROAD & BRIDGE		850	0	700		
DIME BOX ISD		850	0	700		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		210	190	Lease: 16728	Type: REAL	Owner #: 201932
ROAD & BRIDGE		210	190	Legal: MOZELLE		
GIDDINGS ISD		210	190	U S OPERATING INC		
				AB 207 MANCHA J F		
				RRC #16728		
				.001240 Override Royalty		
				Category: G1		
				Railroad #: 16728		
HB1984: The Appraised value of \$190 in 2024 as compared to \$230 in 2019 is a 17.39% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		210	0	190		
ROAD & BRIDGE		210	0	190		
GIDDINGS ISD		210	0	190		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	840	1,580	Lease: 17012	Type: REAL	Owner #: 201932
ROAD & BRIDGE	C	840	1,580	Legal: WUBBENHORST W2/5RE		
DIME BOX ISD	C	840	1,580	MAGNOLIA OIL & GAS		
				AB 22 WALLACE J Y		
				RRC #17012		
				.002637 Override Royalty		
				Category: G1		
				Railroad #: 17012		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,580 in 2024 as compared to \$1,710 in 2019 is a 7.60% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		840	572	1,008		
ROAD & BRIDGE		840	572	1,008		
DIME BOX ISD		840	572	1,008		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	200	1,300	Lease: 17468	Type: REAL	Owner #: 201932
ROAD & BRIDGE	C	200	1,300	Legal: MAXYE #1-RE		
GIDDINGS ISD	C	200	1,300	U S OPERATING INC		
				AB 207 MANCHA J F & 189 LAWRE		
				RRC #17468		
				.008160 Override Royalty		
				Category: G1		
				Railroad #: 17468		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,300 in 2024 as compared to \$830 in 2019 is a 56.63% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		200	1,060	240		
ROAD & BRIDGE		200	1,060	240		
GIDDINGS ISD		200	1,060	240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		450	370	Lease: 18886	Type: REAL	Owner #: 201932
ROAD & BRIDGE		450	370	Legal: DARLENE RE #2RE & 3		
DIME BOX ISD		450	370	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #18886		
				.004616 Override Royalty		
				Category: G1		
				Railroad #: 18886		
HB1984: The Appraised value of \$370 in 2024 as compared to \$290 in 2019 is a 27.59% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		450	0	370		
ROAD & BRIDGE		450	0	370		
DIME BOX ISD		450	0	370		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,830	1,920	Lease: 20529	Type: REAL	Owner #: 201932
ROAD & BRIDGE		1,830	1,920	Legal: JENSEN		
DIME BOX ISD		1,830	1,920	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #20529		
				.006447 Override Royalty		
				Category: G1		
				Railroad #: 20529		
HB1984: The Appraised value of \$1,920 in 2024 as compared to \$2,050 in 2019 is a 6.34% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,830	0	1,920		
ROAD & BRIDGE		1,830	0	1,920		
DIME BOX ISD		1,830	0	1,920		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		2,030	1,990	Lease: 23071	Type: REAL	Owner #: 201932
ROAD & BRIDGE		2,030	1,990	Legal: FLORENCE UNIT		
DIME BOX ISD		2,030	1,990	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #23071		
				.005299 Override Royalty		
				Category: G1		
				Railroad #: 23071		
HB1984: The Appraised value of \$1,990 in 2024 as compared to \$1,660 in 2019 is a 19.88% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,030	0	1,990		
ROAD & BRIDGE		2,030	0	1,990		
DIME BOX ISD		2,030	0	1,990		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,780 3,780 1,250 2,540	2,970 2,970 980 1,990	Lease: 23160 Type: REAL Owner #: 201932 Legal: MABEL UNIT U S OPERATING INC AB 296 SHELBOURN J A & 207 MA RRC #23160  .005087 Override Royalty Category: G1 Railroad #: 23160  HB1984: The Appraised value of \$2,970 in 2024 as compared to \$4,170 in 2019 is a 28.78% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,780 3,780 1,250 2,540	0 0 0 0	2,970 2,970 980 1,990

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	730 730 730	650 650 650	Lease: 23334 Type: REAL Owner #: 201932 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334  .002596 Override Royalty Category: G1 Railroad #: 23334  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	730 730 730	0 0 0	650 650 650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	490 490 490	490 490 490	Lease: 23856 Type: REAL Owner #: 201932 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856  .000721 Override Royalty Category: G1 Railroad #: 23856  HB1984: The Appraised value of \$490 in 2024 as compared to \$420 in 2019 is a 16.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	490 490 490	0 0 0	490 490 490

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	C 2,740 C 2,740 C 2,740	3,340 3,340 3,340	Lease: 24179 Type: REAL Owner #: 201932 Legal: CHERYL #1RE U S OPERATING INC AB 22 WALLACE J Y RRC #24179  .009517 Override Royalty Category: G1 Railroad #: 24179  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,340 in 2024 as compared to \$1,750 in 2019 is a 90.86% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,740 2,740 2,740	52 52 52	3,288 3,288 3,288

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,000 3,000 3,000	3,160 3,160 3,160	Lease: 24690 Type: REAL Owner #: 201932 Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690  .003966 Override Royalty Category: G1 Railroad #: 24690  HB1984: The Appraised value of \$3,160 in 2024 as compared to \$2,800 in 2019 is a 12.86% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,000 3,000 3,000	0 0 0	3,160 3,160 3,160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,160 4,160 4,160	3,000 3,000 3,000	Lease: 24711 Type: REAL Owner #: 201932 Legal: SUSAN MARIE U S OPERATING INC AB 22 WALLACE J Y RRC #24711  .010152 Override Royalty Category: G1 Railroad #: 24711  HB1984: The Appraised value of \$3,000 in 2024 as compared to \$5,080 in 2019 is a 40.94% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,160 4,160 4,160	0 0 0	3,000 3,000 3,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		1,750 1,750 1,750	Lease: 25406 Type: REAL Owner #: 201932 Legal: RUTHVEN-BISETT CO-OP UNIT 1 MAGNOLIA OIL & GAS AB 30 BRACEY M RRC #25406  .001618 Royalty Interest Category: G1 Railroad #: 25406  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	1,750 1,750 1,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,020 2,020 2,020	2,210 2,210 2,210	Lease: 128600 Type: REAL Owner #: 201932 Legal: GERDES #1 U S OPERATING INC AB 189 LAWRENCE C RRC #128600  .004060 Override Royalty Category: G1 Railroad #: 128600  HB1984: The Appraised value of \$2,210 in 2024 as compared to \$1,690 in 2019 is a 30.77% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,020 2,020 2,020	0 0 0	2,210 2,210 2,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD          No 2019 Hist	3,220 3,220 3,220	3,370 3,370 3,370	Lease: 720241    Type: REAL    Owner #: 201932 Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752  .000500 Override Royalty Category: G1 Railroad #: 27722		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,220 3,220 3,220	0 0 0	3,370 3,370 3,370		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	41,070 41,070 35,380 5,700	3,196 3,196 2,136 1,060	39,014 39,014 31,984 7,030		

