

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

HEDGES FRED C  
2209 6TH AVE  
FORT WORTH TX 76110



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: 97427 1558

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	250	610	Lease: 12548    Type: REAL    Owner #: 97427 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548  .015739 Override Royalty Category: G1 Railroad #: 12548
ROAD & BRIDGE	C	250	610	
DIME BOX ISD	C	250	610	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$610 in 2024 as compared to \$1,520 in 2019 is a 59.87% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY	250	310	300	
ROAD & BRIDGE	250	310	300	
DIME BOX ISD	250	310	300	

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,

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,010 1,010 1,010	850 850 850	Lease: 18886 Type: REAL Owner #: 97427 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886  .004474 Override Royalty Category: G1 Railroad #: 18886  HB1984: The Appraised value of \$850 in 2024 as compared to \$670 in 2019 is a 26.87% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,010 1,010 1,010	0 0 0	850 850 850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,390 2,390 2,390	2,510 2,510 2,510	Lease: 20529 Type: REAL Owner #: 97427 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529  .008410 Override Royalty Category: G1 Railroad #: 20529  HB1984: The Appraised value of \$2,510 in 2024 as compared to \$2,670 in 2019 is a 5.99% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,390 2,390 2,390	0 0 0	2,510 2,510 2,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	C 5,090 C 5,090 C 2,550 C 2,550	7,100 7,100 3,550 3,550	Lease: 20743 Type: REAL Owner #: 97427 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743  .012273 Override Royalty Category: G1 Railroad #: 20743  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$7,100 in 2024 as compared to \$7,670 in 2019 is a 7.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	5,090 5,090 2,550 2,550	992 992 490 490	6,108 6,108 3,060 3,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	40 40 40	Lease: 23071 Type: REAL Owner #: 97427 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .000099 Override Royalty Category: G1 Railroad #: 23071  HB1984: The Appraised value of \$40 in 2024 as compared to \$30 in 2019 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	40 40 40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,210 1,210 1,210	1,220 1,220 1,220	Lease: 23856 Type: REAL Owner #: 97427 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856  .001776 Override Royalty Category: G1 Railroad #: 23856  HB1984: The Appraised value of \$1,220 in 2024 as compared to \$1,040 in 2019 is a 17.31% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,210 1,210 1,210	0 0 0	1,220 1,220 1,220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,250 9,250 9,250	11,310 11,310 11,310	Lease: 24615 Type: REAL Owner #: 97427 Legal: WIEDERHOLD UNIT LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #24615  .050000 Royalty Interest Category: G1 Railroad #: 24615  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$11,310 in 2024 as compared to \$170 in 2019 is a 6552.94% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	9,250 9,250 9,250	210 210 210	11,100 11,100 11,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	990 990 990	510 510 510	Lease: 25340 Type: REAL Owner #: 97427 Legal: B-P "A" 1 LINDOW OIL & GAS LLC AB 1 AUSTIN S F RRC #25340  .025573 Override Royalty Category: G1 Railroad #: 25340  HB1984: The Appraised value of \$510 in 2024 as compared to \$340 in 2019 is a 50.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	990 990 990	0 0 0	510 510 510

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	700	2,200	Lease: 25367	Type: REAL Owner #: 97427
ROAD & BRIDGE	C	700	2,200	Legal: B-P #2	
DIME BOX ISD	C	700	2,200	LINDOW OIL & GAS LLC	
				AB 1 AUSTIN S F	
				RRC #25367	
				.026667 Override Royalty	
				Category: G1	
				Railroad #: 25367	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,200 in 2024 as compared to \$440 in 2019 is a 400.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		700	1,360	840	
ROAD & BRIDGE		700	1,360	840	
DIME BOX ISD		700	1,360	840	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		3,620	2,580	Lease: 25371	Type: REAL Owner #: 97427
ROAD & BRIDGE		3,620	2,580	Legal: MARBURGER	
DIME BOX ISD		3,620	2,580	LINDOW OIL & GAS LLC	
				AB 1 AUSTIN S F	
				RRC #25371	
				.021368 Override Royalty	
				Category: G1	
				Railroad #: 25371	
HB1984: The Appraised value of \$2,580 in 2024 as compared to \$4,940 in 2019 is a 47.77% decrease.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		3,620	0	2,580	
ROAD & BRIDGE		3,620	0	2,580	
DIME BOX ISD		3,620	0	2,580	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		8,980	9,550	Lease: 103617	Type: REAL Owner #: 97427
ROAD & BRIDGE		8,980	9,550	Legal: STRANGER T UNIT 4	
GIDDINGS ISD		8,980	9,550	MAGNOLIA OIL & GAS	
				AB 207 MANCHA J F	
				RRC #103617	
				.011057 Override Royalty	
				Category: G1	
				Railroad #: 103617	
HB1984: The Appraised value of \$9,550 in 2024 as compared to \$6,520 in 2019 is a 46.47% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		8,980	0	9,550	
ROAD & BRIDGE		8,980	0	9,550	
GIDDINGS ISD		8,980	0	9,550	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	4,080	7,300	Lease: 105504	Type: REAL Owner #: 97427
ROAD & BRIDGE	C	4,080	7,300	Legal: JANETTE #1	
DIME BOX ISD	C	2,370	4,240	MAGNOLIA OIL & GAS	
GIDDINGS ISD	C	1,710	3,070	AB 98 ESTES A	
				RRC #105504	
				.016067 Override Royalty	
				Category: G1	
				Railroad #: 105504	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$7,300 in 2024 as compared to \$4,590 in 2019 is a 59.04% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	4,080	2,404	4,896		
ROAD & BRIDGE	4,080	2,404	4,896		
DIME BOX ISD	2,370	1,396	2,844		
GIDDINGS ISD	1,710	1,018	2,052		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		8,600	8,880	Lease: 158022	Type: REAL Owner #: 97427
ROAD & BRIDGE		8,600	8,880	Legal: TWO FINGERS UNIT #1RE	
GIDDINGS ISD		8,600	8,880	MAGNOLIA OIL & GAS	
				AB 98 ESTES A	
				RRC #158022	
				.013235 Override Royalty	
				Category: G1	
				Railroad #: 158022	
HB1984: The Appraised value of \$8,880 in 2024 as compared to \$8,930 in 2019 is a .56% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	8,600	0	8,880		
ROAD & BRIDGE	8,600	0	8,880		
GIDDINGS ISD	8,600	0	8,880		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	20	90	Lease: 258055	Type: REAL Owner #: 97427
ROAD & BRIDGE	C	20	90	Legal: BAGE 1	
DIME BOX ISD	C	20	90	LINDOW OIL & GAS LLC	
				AB 1 AUSTIN S F	
				RRC #258055	
				.025052 Override Royalty	
				Category: G1	
				Railroad #: 258055	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$90 in 2024 as compared to \$290 in 2019 is a 68.97% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	20	66	24		
ROAD & BRIDGE	20	66	24		
DIME BOX ISD	20	66	24		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	170 170 170	Lease: 720151    Type: REAL    Owner #: 97427 Legal: ZSCHECH UNIT WILDFIRE ENERGY OPER AB 3 BIRD T RRC 26020  .000678 Override Royalty Category: G1 Railroad #: 26020  HB1984: The Appraised value of \$170 in 2024 as compared to \$90 in 2019 is a 88.89% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	0 0 0	170 170 170

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	46,400	5,342	49,578		
ROAD & BRIDGE	46,400	5,342	49,578		
DIME BOX ISD	24,570	3,832	26,048		
GIDDINGS ISD	21,840	1,508	23,542		