

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

832-243-9600

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: 200449 3719

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

TEXAKAN RESOURCES
6505 E CENTRAL AVE # 237
WICHITA KS 67206-1924



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 G	90 90 90	90 90 90	Lease: 11992 Type: REAL Owner #: 200449 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992 .000100 Royalty Interest Category: G1 Railroad #: 11992
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$90 in 2023 as compared to \$70 in 2018 is a 28.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 0	0 0 90	90 90 0

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	G	50 50 50	60 60 60	Lease: 12039 Type: REAL Owner #: 200449 Legal: STEIN J #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039 .000100 Royalty Interest Category: G1 Railroad #: 12039
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$60 in 2023 as compared to \$40 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		50 50 0	0 0 60	60 60 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	G		20 20 20	Lease: 12395 Type: REAL Owner #: 200449 Legal: MINERVA DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #12395 .000052 Royalty Interest Category: G1 Railroad #: 12395
Exemptions : G=LESS THAN \$500 MIN INT 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		0 0 0	0 0 20	20 20 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	G	20 20 20	40 40 40	Lease: 12522 Type: REAL Owner #: 200449 Legal: MALOY-COFFIELD UNIT ERNEST OPERATING CO AB 60 CHENOWETH J RRC #12522 .000581 Royalty Interest Category: G1 Railroad #: 12522
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2023 as compared to \$10 in 2018 is a 300.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD		20 20 0	0 0 40	40 40 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		10	10	Lease: 13660	Type: REAL Owner #: 200449
ROAD & BRIDGE		10	10	Legal: TRACY #1RE	
DIME BOX ISD	G	10	10	U S OPERATING INC	
				AB 2 BEST H	
				RRC #13660	
				.000038 Override Royalty	
				Category: G1	
				Railroad #: 13660	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$10 in 2023 as compared to \$10 in 2018 is a .00% increase.					
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		0	10	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		240	300	Lease: 18071	Type: REAL Owner #: 200449
ROAD & BRIDGE		240	300	Legal: EL CAPITAN	
GIDDINGS ISD	G	240	300	CREATIVE OIL & GAS	
CUMMINGS CREEK	G	240	300	AB 18 SPARKS M	
				RRC #18071	
				.002083 Royalty Interest	
				Category: G1	
				Railroad #: 18071	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$300 in 2023 as compared to \$80 in 2018 is a 275.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		240	0	300	
ROAD & BRIDGE		240	0	300	
GIDDINGS ISD		0	300	0	
CUMMINGS CREEK		0	300	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		10	10	Lease: 18512	Type: REAL Owner #: 200449
ROAD & BRIDGE		10	10	Legal: LUCKY "v"	
GIDDINGS ISD	G	10	10	TEX-LEE OPERATING CO	
				AB 118 FROST D	
				RRC #18512	
				.000867 Royalty Interest	
				Category: G1	
				Railroad #: 18512	
Exemptions : G=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$10 in 2023 as compared to \$50 in 2018 is a 80.00% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		10	0	10	
ROAD & BRIDGE		10	0	10	
GIDDINGS ISD		0	10	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		10	20	Lease: 25660	Type: REAL Owner #: 200449
ROAD & BRIDGE		10	20	Legal: LOEBAU UNIT 1	
DIME BOX ISD	G	10	20	CHESAPEAKE OPERATING	AB 173 IRVIN J S & AB 70 RRC #25660
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		10	0	20	
ROAD & BRIDGE		10	0	20	
DIME BOX ISD		0	20	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		120	270	Lease: 25712	Type: REAL Owner #: 200449
ROAD & BRIDGE		120	270	Legal: WIEDERHOLD UNIT 1	
DIME BOX ISD	G	120	270	CHESAPEAKE OPERATING	AB 313 TAYLOR, AB 10 GATES & RRC #25712 AB 3 BIRD
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$270 in 2023 as compared to \$230 in 2018 is a 17.39% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		120	0	270	
ROAD & BRIDGE		120	0	270	
DIME BOX ISD		0	270	0	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	550	0	820		
ROAD & BRIDGE	550	0	820		
DIME BOX ISD	0	470	0		
LEXINGTON ISD	0	40	0		
GIDDINGS ISD	0	310	0		
CUMMINGS CREEK	0	300	0		