

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

DICOGROUP MINERALS LLC
4809 COLE AVE STE 170
DALLAS TX 75205-3553



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: 201479 876

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	310	340	Lease: 12296 Type: REAL Owner #: 201479
ROAD & BRIDGE	310	340	Legal: DUBE UNIT 3
GIDDINGS ISD	310	340	MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #12296
No 2018 Hist			.002944 Royalty Interest Category: G1 Railroad #: 12296
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	310	0	340
ROAD & BRIDGE	310	0	340
GIDDINGS ISD	310	0	340

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 GIDDINGS ISD	930 930 930	790 790 790	Lease: 18984 Type: REAL Owner #: 201479 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20% .000751 Royalty Interest Category: G1 Railroad #: 18984 HB1984: The Appraised value of \$790 in 2023 as compared to \$890 in 2018 is a 11.24% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	930 930 930	0 0 0	790 790 790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	1,560 1,560 1,560 1,560	1,580 1,580 1,580 1,580	Lease: 21075 Type: REAL Owner #: 201479 Legal: SIMPSON MAGNOLIA OIL & GAS AB 267 REID S H RRC #21075 .002007 Royalty Interest Category: G1 Railroad #: 21075 HB1984: The Appraised value of \$1,580 in 2023 as compared to \$1,410 in 2018 is a 12.06% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	1,560 1,560 1,560 1,560	0 0 0 0	1,580 1,580 1,580 1,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	270 270 270	Lease: 22443 Type: REAL Owner #: 201479 Legal: LUCILLE UNIT 1 MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22443 .000652 Royalty Interest Category: G1 Railroad #: 22443 HB1984: The Appraised value of \$270 in 2023 as compared to \$240 in 2018 is a 12.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	0 0 0	270 270 270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,070 1,070 1,070	980 980 980	Lease: 22500 Type: REAL Owner #: 201479 Legal: DOCKERY OL UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500 .006407 Royalty Interest Category: G1 Railroad #: 22500 HB1984: The Appraised value of \$980 in 2023 as compared to \$630 in 2018 is a 55.56% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,070 1,070 1,070	0 0 0	980 980 980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD G	190 190 190	250 250 250	Lease: 23071 Type: REAL Owner #: 201479 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000660 Royalty Interest Category: G1 Railroad #: 23071 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$250 in 2023 as compared to \$120 in 2018 is a 108.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	190 190 0	0 0 250	250 250 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,010 1,010 1,010	990 990 990	Lease: 103617 Type: REAL Owner #: 201479 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .001222 Royalty Interest Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$990 in 2023 as compared to \$500 in 2018 is a 98.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,010 1,010 1,010	0 0 0	990 990 990

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	6,570 6,570 6,570	3,800 3,800 3,800	Lease: 720233 Type: REAL Owner #: 201479 Legal: DUNKIN UNIT 1H MAGNOLIA OIL & GAS AB 384 POPPONO J RRC 27708 DP 842479 .001877 Royalty Interest Category: G1 Railroad #: 27708
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,570 6,570 6,570	0 0 0	3,800 3,800 3,800

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	11,780	0	9,000		
ROAD & BRIDGE	11,780	0	9,000		
GIDDINGS ISD	11,590	0	8,750		
GIDDINGS CITY	1,560	0	1,580		
DIME BOX ISD	0	250	0		

