

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

WWC PARTNERS LTD
PO BOX 93
MIDLAND TX 79702-0093



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: 107486 4163
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	690 690 690	880 880 880	Lease: 11 Type: REAL Owner #: 107486 Legal: GERDES GARWOOD UNIT TRACT FIRE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 .000949 Override Royalty Category: G1 Railroad #: 12519 HB1984: The Appraised value of \$880 in 2023 as compared to \$510 in 2018 is a 72.55% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	690 690 690	0 0 0	880 880 880

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	410 410 410	480 480 480	Lease: 12004 Type: REAL Owner #: 107486 Legal: TRIGGER U S OPERATING INC AB 189 LAWRENCE C RRC #12004 .001225 Override Royalty Category: G1 Railroad #: 12004 HB1984: The Appraised value of \$480 in 2023 as compared to \$220 in 2018 is a 118.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	410 410 410	0 0 0	480 480 480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	10 10 10	Lease: 13601 Type: REAL Owner #: 107486 Legal: COLLINS MYRTLE UNIT MAGNOLIA OIL & GAS AB 98 ESTES A RRC #13601 .001796 Override Royalty Category: G1 Railroad #: 13601 HB1984: The Appraised value of \$10 in 2023 as compared to \$30 in 2018 is a 66.67% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS 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	2,340 2,340 2,340	2,690 2,690 2,690	Lease: 13659 Type: REAL Owner #: 107486 Legal: SELMA 1RE U S OPERATING INC AB 81 DOBBINS J RRC #13659 .001855 Override Royalty Category: G1 Railroad #: 13659 HB1984: The Appraised value of \$2,690 in 2023 as compared to \$2,380 in 2018 is a 13.03% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,340 2,340 2,340	0 0 0	2,690 2,690 2,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	90 90 90	Lease: 13976 Type: REAL Owner #: 107486 Legal: TISH 1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13976 .001855 Override Royalty Category: G1 Railroad #: 13976 HB1984: The Appraised value of \$90 in 2023 as compared to \$120 in 2018 is a 25.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	90 90 90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	300 300 300	320 320 320	Lease: 14903 Type: REAL Owner #: 107486 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903 .001443 Override Royalty Category: G1 Railroad #: 14903 HB1984: The Appraised value of \$320 in 2023 as compared to \$810 in 2018 is a 60.49% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	300 300 300	0 0 0	320 320 320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	460 460 460	460 460 460	Lease: 14976 Type: REAL Owner #: 107486 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976 .001060 Override Royalty Category: G1 Railroad #: 14976 HB1984: The Appraised value of \$460 in 2023 as compared to \$250 in 2018 is a 84.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	460 460 460	0 0 0	460 460 460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	390 390 390	510 510 510	Lease: 15651 Type: REAL Owner #: 107486 Legal: PATRICIA UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #15651 .000461 Override Royalty Category: G1 Railroad #: 15651 HB1984: The Appraised value of \$510 in 2023 as compared to \$340 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	390 390 390	0 0 0	510 510 510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	270 270 270	280 280 280	Lease: 16116 Type: REAL Owner #: 107486 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116 .000712 Override Royalty Category: G1 Railroad #: 16116 HB1984: The Appraised value of \$280 in 2023 as compared to \$250 in 2018 is a 12.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	270 270 270	0 0 0	280 280 280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	940 940 750 190	1,520 1,520 1,210 300	Lease: 16158 Type: REAL Owner #: 107486 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158 .001609 Override Royalty Category: G1 Railroad #: 16158 HB1984: The Appraised value of \$1,520 in 2023 as compared to \$1,210 in 2018 is a 25.62% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	940 940 750 190	0 0 0 0	1,520 1,520 1,210 300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 100	210 210 210	Lease: 18731 Type: REAL Owner #: 107486 Legal: LEITKO UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #18731 .000859 Override Royalty Category: G1 Railroad #: 18731 HB1984: The Appraised value of \$210 in 2023 as compared to \$400 in 2018 is a 47.50% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	100 100 100	0 0 0	210 210 210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	220 220 220	Lease: 19745 Type: REAL Owner #: 107486 Legal: VICKI -1A- U S OPERATING INC AB 81 DOBBINS J RRC #19745 TIK W/ENERVEST ETAL .000581 Override Royalty Category: G1 Railroad #: 19745 HB1984: The Appraised value of \$220 in 2023 as compared to \$440 in 2018 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	220 220 220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	450 450 450	Lease: 22806 Type: REAL Owner #: 107486 Legal: GERDES "B" MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #22806 .002991 Override Royalty Category: G1 Railroad #: 22806 HB1984: The Appraised value of \$450 in 2023 as compared to \$920 in 2018 is a 51.09% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	0 0 0	450 450 450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	520 520 520	810 810 810	Lease: 22834 Type: REAL Owner #: 107486 Legal: WILL JESSIE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22834 .001313 Override Royalty Category: G1 Railroad #: 22834 HB1984: The Appraised value of \$810 in 2023 as compared to \$630 in 2018 is a 28.57% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	520 520 520	0 0 0	810 810 810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	480 480 480	470 470 470	Lease: 22835 Type: REAL Owner #: 107486 Legal: GERDES H #2 RE U S OPERATING INC AB 189 LAWRENCE C RRC #22835 .001855 Override Royalty Category: G1 Railroad #: 22835 HB1984: The Appraised value of \$470 in 2023 as compared to \$440 in 2018 is a 6.82% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	480 480 480	0 0 0	470 470 470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	100 100 100	390 390 390	Lease: 22870 Type: REAL Owner #: 107486 Legal: STEGMUELLER #3 CHESAPEAKE OPERATING AB 17 REEL RJW (BUR AB49 REEL) RRC #22870 LEE 35% BURL 65% .002503 Override Royalty Category: G1 Railroad #: 22870 HB1984: The Appraised value of \$390 in 2023 as compared to \$90 in 2018 is a 333.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	100 100 100	0 0 0	390 390 390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	380 380 380	560 560 560	Lease: 22940 Type: REAL Owner #: 107486 Legal: NEVER LEE UNIT 1/2RE DALLAS PETRO GROUP AB 2 BEST H RRC #22940 .000935 Override Royalty Category: G1 Railroad #: 22940 HB1984: The Appraised value of \$560 in 2023 as compared to \$360 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	380 380 380	0 0 0	560 560 560

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	1,070 1,070 1,070	Lease: 22963 Type: REAL Owner #: 107486 Legal: GERDES-KNITTLE MAGNOLIA OIL & GAS AB 17 REEL R J W RRC #22963 .002292 Override Royalty Category: G1 Railroad #: 22963 HB1984: The Appraised value of \$1,070 in 2023 as compared to \$740 in 2018 is a 44.59% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	0 0 0	1,070 1,070 1,070

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	440 440 440	1,180 1,180 1,180	Lease: 23309 Type: REAL Owner #: 107486 Legal: LAUDERDALE JOSIE UNIT MAGNOLIA OIL & GAS AB 2 BEST H RRC #23309 .002206 Override Royalty Category: G1 Railroad #: 23309 HB1984: The Appraised value of \$1,180 in 2023 as compared to \$900 in 2018 is a 31.11% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	440 440 440	0 0 0	1,180 1,180 1,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,580 1,580 1,580	1,620 1,620 1,620	Lease: 23856 Type: REAL Owner #: 107486 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856 .001661 Override Royalty Category: G1 Railroad #: 23856 HB1984: The Appraised value of \$1,620 in 2023 as compared to \$840 in 2018 is a 92.86% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,580 1,580 1,580	0 0 0	1,620 1,620 1,620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	200 200 200	Lease: 75992 Type: REAL Owner #: 107486 Legal: TISH #2 U S OPERATING INC AB 189 LAWRENCE C RRC #75992 .001855 Override Royalty Category: G1 Railroad #: 75992 HB1984: The Appraised value of \$200 in 2023 as compared to \$150 in 2018 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	0 0 0	200 200 200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	50 50 50	Lease: 85810 Type: REAL Owner #: 107486 Legal: LEITKO CURTIS #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #085810 .000819 Override Royalty Category: G1 Railroad #: 85810 HB1984: The Appraised value of \$50 in 2023 as compared to \$50 in 2018 is a .00% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	50 50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	310 310 310	Lease: 86219 Type: REAL Owner #: 107486 Legal: LEITKO CURTIS #2 MAGNOLIA OIL & GAS RRC #086219 .000815 Override Royalty Category: G1 Railroad #: 86219 HB1984: The Appraised value of \$310 in 2023 as compared to \$500 in 2018 is a 38.00% decrease.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	170 170 170	0 0 0	310 310 310		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	260 260 260	Lease: 93654 Type: REAL Owner #: 107486 Legal: HARRELL MARY B 3 MAGNOLIA OIL & GAS AB 2 BEST H RRC #093654 .002991 Override Royalty Category: G1 Railroad #: 93654 HB1984: The Appraised value of \$260 in 2023 as compared to \$60 in 2018 is a 333.33% increase.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	0 0 0	260 260 260		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	50 50 50	Lease: 107115 Type: REAL Owner #: 107486 Legal: SUSIE B #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107115 .001955 Override Royalty Category: G1 Railroad #: 107115 HB1984: The Appraised value of \$50 in 2023 as compared to \$120 in 2018 is a 58.33% decrease.		
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	50 50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	10 10 10	Lease: 113312 Type: REAL Owner #: 107486 Legal: WOLZ-BEST #2RE MAGNOLIA OIL & GAS AB 2 BEST H RRC #113312 .002325 Override Royalty Category: G1 Railroad #: 113312 HB1984: The Appraised value of \$10 in 2023 as compared to \$390 in 2018 is a 97.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	10 10 10	Lease: 720242 Type: REAL Owner #: 107486 Legal: PETO UNIT MAGNOLIA OIL & GAS AB 126 DELAPLAINE A C (WASH) RRC 23430 COMP 11.11.01 .000345 Override Royalty Category: G1 Railroad #: 23430 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	10 10 10

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	10,400	0	15,110		
ROAD & BRIDGE	10,400	0	15,110		
DIME BOX ISD	5,960	0	8,370		
GIDDINGS ISD	4,440	0	6,730		