

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

THOMPSON J CLEO
% RYAN LLC
13155 NOEL RD STE 100 LBOX 78
DALLAS TX 75240



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: 100742 3754
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 GIDDINGS ISD	1,350 1,350 1,350	2,610 2,610 2,610	Lease: 14 Type: REAL Owner #: 100742 Legal: POHORELSKY #2 -OIL- MAGNOLIA OIL & GAS AB 329 VASHARY J RRC 16620 UNIT 9916620 Agent: 084 .032891 Override Royalty Category: G1 Railroad #: 16620
HB1984: The Appraised value of \$2,610 in 2023 as compared to \$3,700 in 2018 is a 29.46% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,350 1,350 1,350	0 0 0	2,610 2,610 2,610

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	3,140 3,140 3,140	6,090 6,090 6,090	Lease: 16620 Type: REAL Owner #: 100742 Legal: POHORELSKY #2 -GAS- MAGNOLIA OIL & GAS AB 329 VASHARY J RRC 16620 UNIT 9916620 .032891 Override Royalty Category: G1 Railroad #: 16620 Agent: 084 HB1984: The Appraised value of \$6,090 in 2023 as compared to \$6,860 in 2018 is a 11.22% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,140 3,140 3,140	0 0 0	6,090 6,090 6,090

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,440 3,440 3,440	2,610 2,610 2,610	Lease: 16966 Type: REAL Owner #: 100742 Legal: K-BOB #1 MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #16966 .005000 Override Royalty Category: G1 Railroad #: 16966 Agent: 084 HB1984: The Appraised value of \$2,610 in 2023 as compared to \$3,150 in 2018 is a 17.14% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,440 3,440 3,440	0 0 0	2,610 2,610 2,610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,280 1,280 1,280	2,340 2,340 2,340	Lease: 22664 Type: REAL Owner #: 100742 Legal: SYMM VICTOR UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22664 .009952 Override Royalty Category: G1 Railroad #: 22664 Agent: 084 HB1984: The Appraised value of \$2,340 in 2023 as compared to \$2,050 in 2018 is a 14.15% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,280 1,280 1,280	0 0 0	2,340 2,340 2,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	8,300 8,300 8,300	11,010 11,010 11,010	Lease: 22743 Type: REAL Owner #: 100742 Legal: LINCECUM -2- MAGNOLIA OIL & GAS AB 19 STEPHENS A R & 102 ESPER RRC #22743 LEE92%/WASH 8% .021410 Override Royalty Category: G1 Railroad #: 22743 Agent: 084 HB1984: The Appraised value of \$11,010 in 2023 as compared to \$12,120 in 2018 is a 9.16% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	8,300 8,300 8,300	0 0 0	11,010 11,010 11,010

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	250 250 250	970 970 970	Lease: 22870 Type: REAL Owner #: 100742 Legal: STEGMUELLER #3 CHESAPEAKE OPERATING AB 17 REEL RJW (BUR AB49 REEL) RRC #22870 LEE 35% BURL 65% Agent: 084 .006245 Override Royalty Category: G1 Railroad #: 22870 HB1984: The Appraised value of \$970 in 2023 as compared to \$220 in 2018 is a 340.91% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	250 250 250	0 0 0	970 970 970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	30 30 30	Lease: 22908 Type: REAL Owner #: 100742 Legal: HOPPE SELMA MAGNOLIA OIL & GAS AB 2 BEST H RRC #22908 Agent: 084 .006815 Override Royalty Category: G1 Railroad #: 22908 HB1984: The Appraised value of \$30 in 2023 as compared to \$3,500 in 2018 is a 99.14% 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	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	830 830 830	8,190 8,190 8,190	Lease: 22963 Type: REAL Owner #: 100742 Legal: GERDES-KNITTLE MAGNOLIA OIL & GAS AB 17 REEL R J W RRC #22963 Agent: 084 .017630 Royalty Interest Category: G1 Railroad #: 22963 HB1984: The Appraised value of \$8,190 in 2023 as compared to \$5,710 in 2018 is a 43.43% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	830 830 830	0 0 0	8,190 8,190 8,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	30 30 30	Lease: 113312 Type: REAL Owner #: 100742 Legal: WOLZ-BEST #2RE MAGNOLIA OIL & GAS AB 2 BEST H RRC #113312 Agent: 084 .006160 Override Royalty Category: G1 Railroad #: 113312 HB1984: The Appraised value of \$30 in 2023 as compared to \$1,040 in 2018 is a 97.12% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,250 1,250 1,250	9,540 9,540 9,540	Lease: 720137 Type: REAL Owner #: 100742 Legal: SHORTY W#1 MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #226538 .022500 Override Royalty Category: G1 Railroad #: 226538 Agent: 084 HB1984: The Appraised value of \$9,540 in 2023 as compared to \$30 in 2018 is a 31700.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,250 1,250 1,250	0 0 0	9,540 9,540 9,540

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	19,940	0	43,420		
ROAD & BRIDGE	19,940	0	43,420		
GIDDINGS ISD	18,860	0	34,260		
DIME BOX ISD	1,080	0	9,160		