

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: 201473 988

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

EAGLEBINE MINERALS LP  
% MERIT ADVISORS LP  
PO BOX 330  
GAINESVILLE TX 76241-0330



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	300 300 300	320 320 320	Lease: 11863 Type: REAL Owner #: 201473 Legal: KUEHN-CARPENTER MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #11863  .007624 Royalty Interest Category: G1 Railroad #: 11863  Agent: 574
HB1984: The Appraised value of \$320 in 2023 as compared to \$90 in 2018 is a 255.56% increase.			
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

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](http://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		120 120 120	130 130 130	Lease: 12296 Type: REAL Owner #: 201473 Legal: DUBE UNIT 3 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #12296  .001132 Royalty Interest Category: G1 Railroad #: 12296  Agent: 574	
No 2018 Hist					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		120 120 120	0 0 0	130 130 130	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		170 170 170	200 200 200	Lease: 13388 Type: REAL Owner #: 201473 Legal: OLEY UNIT 2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13388  .000976 Royalty Interest Category: G1 Railroad #: 13388  Agent: 574	
HB1984: The Appraised value of \$200 in 2023 as compared to \$220 in 2018 is a 9.09% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		170 170 170	0 0 0	200 200 200	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		140 140 140	190 190 190	Lease: 15544 Type: REAL Owner #: 201473 Legal: LENOISE UNIT MAGNOLIA OIL & GAS AB 32 BARKER J RRC #15544  .003763 Royalty Interest Category: G1 Railroad #: 15544  Agent: 574	
HB1984: The Appraised value of \$190 in 2023 as compared to \$780 in 2018 is a 75.64% 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	190 190 190	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		2,440 2,440 2,440	2,450 2,450 2,450	Lease: 16455 Type: REAL Owner #: 201473 Legal: NORA U S OPERATING INC AB 2 BEST H RRC #16455  .003791 Royalty Interest Category: G1 Railroad #: 16455  Agent: 574	
HB1984: The Appraised value of \$2,450 in 2023 as compared to \$240 in 2018 is a 920.83% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		2,440 2,440 2,440	0 0 0	2,450 2,450 2,450	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		110	160	Lease: 17012 Type: REAL Owner #: 201473 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012  .000482 Royalty Interest Category: G1 Railroad #: 17012  Agent: 574
ROAD & BRIDGE		110	160	
DIME BOX ISD		110	160	
HB1984: The Appraised value of \$160 in 2023 as compared to \$180 in 2018 is a 11.11% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		110	0	160
ROAD & BRIDGE		110	0	160
DIME BOX ISD		110	0	160

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		220	840	Lease: 18302 Type: REAL Owner #: 201473 Legal: SLEDGE UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #18302  .003148 Royalty Interest Category: G1 Railroad #: 18302  Agent: 574
ROAD & BRIDGE		220	840	
GIDDINGS ISD		220	840	
HB1984: The Appraised value of \$840 in 2023 as compared to \$460 in 2018 is a 82.61% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		220	0	840
ROAD & BRIDGE		220	0	840
GIDDINGS ISD		220	0	840

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	100	Lease: 18415 Type: REAL Owner #: 201473 Legal: GANTT UNIT 1A RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .000560 Royalty Interest Category: G1 Railroad #: 18415  Agent: 574
ROAD & BRIDGE		50	100	
GIDDINGS ISD		50	100	
HB1984: The Appraised value of \$100 in 2023 as compared to \$100 in 2018 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	100
ROAD & BRIDGE		50	0	100
GIDDINGS ISD		50	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		360	300	Lease: 18984 Type: REAL Owner #: 201473 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%  .000289 Royalty Interest Category: G1 Railroad #: 18984  Agent: 574
ROAD & BRIDGE		360	300	
GIDDINGS ISD		360	300	
HB1984: The Appraised value of \$300 in 2023 as compared to \$340 in 2018 is a 11.76% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		360	0	300
ROAD & BRIDGE		360	0	300
GIDDINGS ISD		360	0	300

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	60 60 60	60 60 60	Lease: 19265 Type: REAL Owner #: 201473 Legal: MCFARLAND MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #19265  .001823 Royalty Interest Category: G1 Railroad #: 19265  Agent: 574  HB1984: The Appraised value of \$60 in 2023 as compared to \$60 in 2018 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	40 40 40	0 0 0	60 60 60	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	600 600 600 600	610 610 610 610	610 610 610 610	Lease: 21075 Type: REAL Owner #: 201473 Legal: SIMPSON MAGNOLIA OIL & GAS AB 267 REID S H RRC #21075  .000772 Royalty Interest Category: G1 Railroad #: 21075  Agent: 574  HB1984: The Appraised value of \$610 in 2023 as compared to \$540 in 2018 is a 12.96% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD GIDDINGS CITY	600 600 600 600	0 0 0 0	610 610 610 610	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD			10 10 10	Lease: 22106 Type: REAL Owner #: 201473 Legal: NAILS CREEK MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #22106  .002372 Royalty Interest Category: G1 Railroad #: 22106  Agent: 574  HB1984: The Appraised value of \$10 in 2023 as compared to \$280 in 2018 is a 96.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	10 10 10	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	60 60 60	60 60 60	Lease: 22442 Type: REAL Owner #: 201473 Legal: SCHULZE UNIT 1H MAGNOLIA OIL & GAS AB 140 GIBSON W RRC #22442  .000314 Royalty Interest Category: G1 Railroad #: 22442  Agent: 574  HB1984: The Appraised value of \$60 in 2023 as compared to \$80 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	70 70 70	0 0 0	60 60 60	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		50	100	Lease: 22443 Type: REAL Owner #: 201473 Legal: LUCILLE UNIT 1 MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22443  .000250 Royalty Interest Category: G1 Railroad #: 22443  Agent: 574
ROAD & BRIDGE		50	100	
GIDDINGS ISD		50	100	
HB1984: The Appraised value of \$100 in 2023 as compared to \$90 in 2018 is a 11.11% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		50	0	100
ROAD & BRIDGE		50	0	100
GIDDINGS ISD		50	0	100

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		410	380	Lease: 22500 Type: REAL Owner #: 201473 Legal: DOCKERY OL UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500  .002464 Royalty Interest Category: G1 Railroad #: 22500  Agent: 574
ROAD & BRIDGE		410	380	
GIDDINGS ISD		410	380	
HB1984: The Appraised value of \$380 in 2023 as compared to \$240 in 2018 is a 58.33% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		410	0	380
ROAD & BRIDGE		410	0	380
GIDDINGS ISD		410	0	380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,830	6,450	Lease: 22699 Type: REAL Owner #: 201473 Legal: DURRENBERGER UNIT CREATIVE OIL & GAS AB 253 PEACOCK J W RRC #22699  .017759 Override Royalty Category: G1 Railroad #: 22699  Agent: 574
ROAD & BRIDGE		6,830	6,450	
GIDDINGS ISD		6,830	6,450	
CUMMINGS CREEK		6,830	6,450	
GIDDINGS CITY		6,830	6,450	
HB1984: The Appraised value of \$6,450 in 2023 as compared to \$12,560 in 2018 is a 48.65% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,830	0	6,450
ROAD & BRIDGE		6,830	0	6,450
GIDDINGS ISD		6,830	0	6,450
CUMMINGS CREEK		6,830	0	6,450
GIDDINGS CITY		6,830	0	6,450

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		70	100	Lease: 23071 Type: REAL Owner #: 201473 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .000254 Royalty Interest Category: G1 Railroad #: 23071  Agent: 574
ROAD & BRIDGE		70	100	
DIME BOX ISD		70	100	
HB1984: The Appraised value of \$100 in 2023 as compared to \$50 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70	0	100
ROAD & BRIDGE		70	0	100
DIME BOX ISD		70	0	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	930 930 380 560	1,610 1,610 640 970	Lease: 23321 Type: REAL Owner #: 201473 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .001998 Royalty Interest Category: G1 Railroad #: 23321  Agent: 574
HB1984: The Appraised value of \$1,610 in 2023 as compared to \$920 in 2018 is a 75.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	930 930 380 560	0 0 0 0	1,610 1,610 640 970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	240 240 100 150	430 430 170 250	Lease: 23321 Type: REAL Owner #: 201473 Legal: LAWRENCE UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23321  .000526 Override Royalty Category: G1 Railroad #: 23321  Agent: 574
HB1984: The Appraised value of \$430 in 2023 as compared to \$240 in 2018 is a 79.17% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	240 240 100 150	0 0 0 0	430 430 170 250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	580 580 580	570 570 570	Lease: 103617 Type: REAL Owner #: 201473 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000700 Royalty Interest Category: G1 Railroad #: 103617  Agent: 574
HB1984: The Appraised value of \$570 in 2023 as compared to \$280 in 2018 is a 103.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	580 580 580	0 0 0	570 570 570

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		220	390	Lease: 145246 Type: REAL Owner #: 201473 Legal: SHEPARD UNIT #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #145246  .006926 Royalty Interest Category: G1 Railroad #: 145246  Agent: 574
ROAD & BRIDGE		220	390	
DIME BOX ISD		90	160	
GIDDINGS ISD		130	230	
HB1984: The Appraised value of \$390 in 2023 as compared to \$350 in 2018 is a 11.43% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		220	0	390
ROAD & BRIDGE		220	0	390
DIME BOX ISD		90	0	160
GIDDINGS ISD		130	0	230

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	90	Lease: 148761 Type: REAL Owner #: 201473 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761  .002946 Royalty Interest Category: G1 Railroad #: 148761  Agent: 574
ROAD & BRIDGE		40	90	
GIDDINGS ISD		40	90	
HB1984: The Appraised value of \$90 in 2023 as compared to \$110 in 2018 is a 18.18% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	90
ROAD & BRIDGE		40	0	90
GIDDINGS ISD		40	0	90

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,530	1,460	Lease: 720233 Type: REAL Owner #: 201473 Legal: DUNKIN UNIT 1H MAGNOLIA OIL & GAS AB 384 POPPONOE J RRC 27708 DP 842479  .000722 Royalty Interest Category: G1 Railroad #: 27708  Agent: 574
ROAD & BRIDGE		2,530	1,460	
GIDDINGS ISD		2,530	1,460	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,530	0	1,460
ROAD & BRIDGE		2,530	0	1,460
GIDDINGS ISD		2,530	0	1,460

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	50	Lease: 720256 Type: REAL Owner #: 201473 Legal: GANTT UNIT 1 RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #18415  .000560 Royalty Interest Category: G1 Railroad #: 18415  Agent: 574
ROAD & BRIDGE		30	50	
GIDDINGS ISD		30	50	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	50
ROAD & BRIDGE		30	0	50
GIDDINGS ISD		30	0	50

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	16,550	0	17,060		
ROAD & BRIDGE	16,550	0	17,060		
GIDDINGS ISD	13,210	0	13,170		
DIME BOX ISD	3,360	0	3,880		
GIDDINGS CITY	7,430	0	7,060		
CUMMINGS CREEK	6,830	0	6,450		