

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

832-243-9600

MPE FINANCIAL LP
DBA KEW DRILLING
1528 SLOCUM ST
DALLAS TX 75207-3604



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: 201478 2710

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 No 2018 Hist	50 50 50	50 50 50	Lease: 12296 Type: REAL Owner #: 201478 Legal: DUBE UNIT 3 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #12296 .000453 Royalty Interest Category: G1 Railroad #: 12296
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	0 0 0	50 50 50

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		140	120	Lease: 18984 Type: REAL Owner #: 201478 Legal: PAMELA 1RE & 2RE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20% .000115 Royalty Interest Category: G1 Railroad #: 18984 HB1984: The Appraised value of \$120 in 2023 as compared to \$140 in 2018 is a 14.29% decrease.
ROAD & BRIDGE		140	120	
GIDDINGS ISD		140	120	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		140	0	120
ROAD & BRIDGE		140	0	120
GIDDINGS ISD		140	0	120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		240	240	Lease: 21075 Type: REAL Owner #: 201478 Legal: SIMPSON MAGNOLIA OIL & GAS AB 267 REID S H RRC #21075 .000309 Royalty Interest Category: G1 Railroad #: 21075 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$240 in 2023 as compared to \$220 in 2018 is a 9.09% increase.
ROAD & BRIDGE		240	240	
GIDDINGS ISD		240	240	
GIDDINGS CITY	G	240	240	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		240	0	240
ROAD & BRIDGE		240	0	240
GIDDINGS ISD		240	0	240
GIDDINGS CITY		0	240	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	40	Lease: 22443 Type: REAL Owner #: 201478 Legal: LUCILLE UNIT 1 MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22443 .000100 Royalty Interest Category: G1 Railroad #: 22443 HB1984: The Appraised value of \$40 in 2023 as compared to \$40 in 2018 is a .00% increase.
ROAD & BRIDGE		20	40	
GIDDINGS ISD		20	40	
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		20	0	40
ROAD & BRIDGE		20	0	40
GIDDINGS ISD		20	0	40

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		160	150	Lease: 22500 Type: REAL Owner #: 201478 Legal: DOCKERY OL UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500 .000986 Royalty Interest Category: G1 Railroad #: 22500
ROAD & BRIDGE		160	150	
GIDDINGS ISD		160	150	
HB1984: The Appraised value of \$150 in 2023 as compared to \$100 in 2018 is a 50.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		160	0	150
ROAD & BRIDGE		160	0	150
GIDDINGS ISD		160	0	150

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	40	Lease: 23071 Type: REAL Owner #: 201478 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000102 Royalty Interest Category: G1 Railroad #: 23071
ROAD & BRIDGE		30	40	
DIME BOX ISD	G	30	40	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$40 in 2023 as compared to \$20 in 2018 is a 100.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	40
ROAD & BRIDGE		30	0	40
DIME BOX ISD		0	40	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		160	150	Lease: 103617 Type: REAL Owner #: 201478 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .000188 Royalty Interest Category: G1 Railroad #: 103617
ROAD & BRIDGE		160	150	
GIDDINGS ISD		160	150	
HB1984: The Appraised value of \$150 in 2023 as compared to \$80 in 2018 is a 87.50% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		160	0	150
ROAD & BRIDGE		160	0	150
GIDDINGS ISD		160	0	150

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	800	0	790	
ROAD & BRIDGE	800	0	790	
GIDDINGS ISD	770	0	750	
GIDDINGS CITY	0	240	0	
DIME BOX ISD	0	40	0	

