

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

832-243-9600

BUTKIN INVESTMENT CO LLC
PO BOX 2090
DUNCAN OK 73534-2090



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: 94305 539

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	6,370 6,370 6,370	7,770 7,770 7,770	Lease: 12394 Type: REAL Owner #: 94305 Legal: HARDWICK-BIGGS #1RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12394 .004772 Override Royalty Category: G1 Railroad #: 12394
HB1984: The Appraised value of \$7,770 in 2023 as compared to \$2,060 in 2018 is a 277.18% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	6,370 6,370 6,370	0 0 0	7,770 7,770 7,770

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		1,550	1,870	Lease: 12413 Type: REAL Owner #: 94305 Legal: MYERS UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12413 .001500 Override Royalty Category: G1 Railroad #: 12413
ROAD & BRIDGE		1,550	1,870	
DIME BOX ISD		1,550	1,870	
HB1984: The Appraised value of \$1,870 in 2023 as compared to \$410 in 2018 is a 356.10% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,550	0	1,870
ROAD & BRIDGE		1,550	0	1,870
DIME BOX ISD		1,550	0	1,870

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,210	10,040	Lease: 16158 Type: REAL Owner #: 94305 Legal: DELLA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #16158 .010669 Override Royalty Category: G1 Railroad #: 16158
ROAD & BRIDGE		6,210	10,040	
DIME BOX ISD		4,970	8,040	
GIDDINGS ISD		1,240	2,010	
HB1984: The Appraised value of \$10,040 in 2023 as compared to \$8,050 in 2018 is a 24.72% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,210	0	10,040
ROAD & BRIDGE		6,210	0	10,040
DIME BOX ISD		4,970	0	8,040
GIDDINGS ISD		1,240	0	2,010

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		530	510	Lease: 22538 Type: REAL Owner #: 94305 Legal: SYLVIA MAGNOLIA OIL & GAS AB 196 LAVERMAN L RRC #22538 .018636 Override Royalty Category: G1 Railroad #: 22538
ROAD & BRIDGE		530	510	
GIDDINGS ISD		530	510	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		530	0	510
ROAD & BRIDGE		530	0	510
GIDDINGS ISD		530	0	510

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		15,460	15,910	Lease: 22589 Type: REAL Owner #: 94305 Legal: BRENDA MAGNOLIA OIL & GAS AB 81 DOBBINS J RRC #22589 .018997 Override Royalty Category: G1 Railroad #: 22589
ROAD & BRIDGE		15,460	15,910	
GIDDINGS ISD		15,460	15,910	
HB1984: The Appraised value of \$15,910 in 2023 as compared to \$15,410 in 2018 is a 3.24% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		15,460	0	15,910
ROAD & BRIDGE		15,460	0	15,910
GIDDINGS ISD		15,460	0	15,910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK GIDDINGS CITY	480 480 480 190 480	1,260 1,260 1,260 500 1,260	Lease: 22772 Type: REAL Owner #: 94305 Legal: STATE OF TEXAS UNIT 2 MAGNOLIA OIL & GAS AB 190 LIGHTFOOT J W RRC #22772 .006000 Override Royalty Category: G1 Railroad #: 22772
HB1984: The Appraised value of \$1,260 in 2023 as compared to \$1,210 in 2018 is a 4.13% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK GIDDINGS CITY	480 480 480 190 480	0 0 0 0 0	1,260 1,260 1,260 500 1,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,700 3,700 3,700	4,000 4,000 4,000	Lease: 24523 Type: REAL Owner #: 94305 Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523 .003742 Override Royalty Category: G1 Railroad #: 24523
HB1984: The Appraised value of \$4,000 in 2023 as compared to \$3,680 in 2018 is a 8.70% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,700 3,700 3,700	0 0 0	4,000 4,000 4,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	20 20 20	Lease: 25100 Type: REAL Owner #: 94305 Legal: HARDWICK-BIGGS #2 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #25100 .004772 Override Royalty Category: G1 Railroad #: 25100
HB1984: The Appraised value of \$20 in 2023 as compared to \$40 in 2018 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	10 10 10	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	60 60 60	Lease: 107115 Type: REAL Owner #: 94305 Legal: SUSIE B #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107115 .002350 Override Royalty Category: G1 Railroad #: 107115
HB1984: The Appraised value of \$60 in 2023 as compared to \$150 in 2018 is a 60.00% 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	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD No 2018 Hist	13,840 13,840 13,840	18,570 18,570 18,570	Lease: 720241 Type: REAL Owner #: 94305 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752 .002192 Override Royalty Category: G1 Railroad #: 27722
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	13,840 13,840 13,840	0 0 0	18,570 18,570 18,570

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	48,160	0	60,010
ROAD & BRIDGE	48,160	0	60,010
DIME BOX ISD	30,440	0	40,270
GIDDINGS ISD	17,720	0	19,750
CUMMINGS CREEK	190	0	500
GIDDINGS CITY	480	0	1,260