

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: 202985 1730

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

IRONROC ENERGY
% RYAN LLC
13155 NOEL RD STE 100 LBOX 78
DALLAS TX 75240



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	1,528,150 1,528,150 1,528,150	1,220,520 1,220,520 1,220,520	Lease: 720235 Type: REAL Owner #: 202985 Legal: FOZZIE 1H IRONROC ENERGY AB 249 NEWFORD W RRC 27787 DP 843584 1.000000 Working Interest Category: G1 Railroad #: 27787 Agent: 084
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,528,150 1,528,150 1,528,150	0 0 0	1,220,520 1,220,520 1,220,520

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 No 2018 Hist		1,388,690 1,388,690 1,388,690	1,311,460 1,311,460 1,311,460	Lease: 720250 Type: REAL Owner #: 202985 Legal: BEAKER 1H IRONROC ENERGY AB 350 WINFORD W RRC 27772 1.000000 Working Interest Category: G1 Railroad #: 27772 Agent: 084	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		1,388,690 1,388,690 1,388,690	0 0 0	1,311,460 1,311,460 1,311,460	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist		3,314,660 3,314,660 3,314,660 3,314,660	1,770,570 1,770,570 1,770,570 1,770,570	Lease: 720251 Type: REAL Owner #: 202985 Legal: BEAKER B 2H IRONROC ENERGY AB 20 VARRELMAN JDG RRC 27763 1.000000 Working Interest Category: G1 Railroad #: 27763 Agent: 084	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK		3,314,660 3,314,660 3,314,660 3,314,660	0 0 0 0	1,770,570 1,770,570 1,770,570 1,770,570	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist		5,592,510 5,592,510 5,592,510 5,592,510	3,909,160 3,909,160 3,909,160 3,909,160	Lease: 720252 Type: REAL Owner #: 202985 Legal: BEAKER B 3H IRONROC ENERGY AB 20 VARRELMAN JDG RRC 27774 1.000000 Working Interest Category: G1 Railroad #: 27774 Agent: 084	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK		5,592,510 5,592,510 5,592,510 5,592,510	0 0 0 0	3,909,160 3,909,160 3,909,160 3,909,160	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist		849,330 849,330 849,330 849,330	949,730 949,730 949,730 949,730	Lease: 720254 Type: REAL Owner #: 202985 Legal: GONZO 1H-3H IRONROC ENERGY AB 24 ANDREWS J W/AB 306 TAYLO RRC 27776 .750000 Working Interest Category: G1 Railroad #: 27776 Agent: 084	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK		849,330 849,330 849,330 849,330	0 0 0 0	949,730 949,730 949,730 949,730	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK No 2018 Hist		53,550 53,550 53,550 37,250	377,550 377,550 377,550 262,640	Lease: 720259 Type: REAL Owner #: 202985 Legal: STATLER IRONROC ENERGY AB 165 DEWITT G LEE@23% RRC 22161 FAY@77% .758217 Working Interest Category: G1 Railroad #: 22161 Agent: 084	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK		53,550 53,550 53,550 37,250	0 0 0 0	377,550 377,550 377,550 262,640	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		15,917,480 15,917,480 15,917,480	21,485,200 21,485,200 21,485,200	Lease: 720262 Type: REAL Owner #: 202985 Legal: ANIMAL 1H & 2H IRONROC ENERGY AB 11 HATFIELD B M RRC 27940 1.000000 Working Interest Category: G1 Railroad #: 27940 Agent: 084	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		15,917,480 15,917,480 15,917,480	0 0 0	21,485,200 21,485,200 21,485,200	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist			528,450 528,450 528,450	Lease: 720271 Type: REAL Owner #: 202985 Legal: GROVER 1H IRONROC ENERGY AB 146 HARDY R (WASHINGTON) RRC 27919 LEE5%/WAS95% 1.000000 Working Interest Category: G1 Railroad #: 27919 Agent: 084	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		0 0 0	0 0 0	528,450 528,450 528,450	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist			8,344,100 8,344,100 8,344,100	Lease: 720279 Type: REAL Legal: ELECTRIC MAYHEM W#1H IRONROC ENERGY AB 207 MANCHA J F DP 882392 1.000000 Working Interest Category: G1 Railroad #: 882392	Owner #: 202985 Agent: 084
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		0 0 0	0 0 0	8,344,100 8,344,100 8,344,100	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist			12,940,620 12,940,620 12,940,620	Lease: 720280 Type: REAL Legal: ELECTRIC MAYHEM W#2H IRONROC ENERGY AB 207 MANCHA J F DP 883692 1.000000 Working Interest Category: G1 Railroad #: 883692	Owner #: 202985 Agent: 084
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		0 0 0	0 0 0	12,940,620 12,940,620 12,940,620	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist			12,169,900 12,169,900 12,169,900	Lease: 720281 Type: REAL Legal: LONIE MAE A W#2H IRONROC ENERGY AB 352 WILKERSON W DP 881471 1.000000 Working Interest Category: G1 Railroad #: 881471	Owner #: 202985 88%LEE 12%WAS Agent: 084
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		0 0 0	0 0 0	12,169,900 12,169,900 12,169,900	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	28,644,370	0	65,007,260	
ROAD & BRIDGE	28,644,370	0	65,007,260	
GIDDINGS ISD	28,644,370	0	65,007,260	
CUMMINGS CREEK	9,793,750	0	6,892,100	