

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

832-243-9600

BENDEL VENTURES LP1
12345 JONES RD STE 124
HOUSTON TX 77070



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: 202541 263

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 No 2018 Hist	3,430 3,430 3,430	4,340 4,340 4,340	Lease: 15586 Type: REAL Owner #: 202541 Legal: ERIN U S OPERATING INC AB 302 SORSBY W A RRC #15586 .008718 Override Royalty Category: G1 Railroad #: 15586
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	3,430 3,430 3,430	0 0 0	4,340 4,340 4,340

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		390	1,320	Lease: 16316 Type: REAL Owner #: 202541 Legal: EVA MAE UNIT #3 & #4 DALLAS PETRO GROUP AB 2 BEST H RRC #16316 .001423 Override Royalty Category: G1 Railroad #: 16316 HB1984: The Appraised value of \$1,320 in 2023 as compared to \$60 in 2018 is a 2100.00% increase.
ROAD & BRIDGE		390	1,320	
GIDDINGS ISD		390	1,320	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	390	0	1,320	
ROAD & BRIDGE	390	0	1,320	
GIDDINGS ISD	390	0	1,320	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		80	210	Lease: 22386 Type: REAL Owner #: 202541 Legal: BREDTHAUER UNIT W#2H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22386 .000753 Override Royalty Category: G1 Railroad #: 22386 HB1984: The Appraised value of \$210 in 2023 as compared to \$90 in 2018 is a 133.33% increase.
ROAD & BRIDGE		80	210	
GIDDINGS ISD		80	210	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	80	0	210	
ROAD & BRIDGE	80	0	210	
GIDDINGS ISD	80	0	210	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		410	1,550	Lease: 24507 Type: REAL Owner #: 202541 Legal: BREDTHAUER #2-H UNIT WELL #3H MAGNOLIA OIL & GAS AB 330 WARD T W RRC #24507 .000753 Override Royalty Category: G1 Railroad #: 24507 HB1984: The Appraised value of \$1,550 in 2023 as compared to \$350 in 2018 is a 342.86% increase.
ROAD & BRIDGE		410	1,550	
GIDDINGS ISD		410	1,550	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	410	0	1,550	
ROAD & BRIDGE	410	0	1,550	
GIDDINGS ISD	410	0	1,550	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		3,010	3,340	Lease: 24690 Type: REAL Owner #: 202541 Legal: PETERSON NANCY U S OPERATING INC AB 302 SORSBY W A RRC #24690 .004359 Override Royalty Category: G1 Railroad #: 24690 No 2018 Hist
ROAD & BRIDGE		3,010	3,340	
DIME BOX ISD		3,010	3,340	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	3,010	0	3,340	
ROAD & BRIDGE	3,010	0	3,340	
DIME BOX ISD	3,010	0	3,340	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		10 10 10	Lease: 24913 Type: REAL Owner #: 202541 Legal: HANCOCK MOZELLE #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #24913 .001102 Override Royalty Category: G1 Railroad #: 24913 HB1984: The Appraised value of \$10 in 2023 as compared to \$30 in 2018 is a 66.67% 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

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	7,320	0	10,770
ROAD & BRIDGE	7,320	0	10,770
DIME BOX ISD	6,440	0	7,680
GIDDINGS ISD	880	0	3,090

