

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

832-243-9600

LEEXUS OIL & GAS LLP
PO BOX 726
GIDDINGS TX 78942-0726



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: 93299 2190

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	200 200 200	350 350 350	Lease: 12585 Type: REAL Owner #: 93299 Legal: KING R LEEXUS OIL LLC AB 123 FREEMAN T RRC #12585 .029812 Override Royalty Category: G1 Railroad #: 12585
HB1984: The Appraised value of \$350 in 2023 as compared to \$2,460 in 2018 is a 85.77% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	200 200 200	0 0 0	350 350 350

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		1,490	4,790	Lease: 12987 Type: REAL Owner #: 93299
ROAD & BRIDGE		1,490	4,790	Legal: ZONA MARY UNIT
GIDDINGS ISD		1,490	4,790	LEEXUS OIL LLC AB 18 SPARKS M RRC #12987
.039375 Override Royalty Category: G1 Railroad #: 12987				
HB1984: The Appraised value of \$4,790 in 2023 as compared to \$1,760 in 2018 is a 172.16% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,490	0	4,790
ROAD & BRIDGE		1,490	0	4,790
GIDDINGS ISD		1,490	0	4,790

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		40	230	Lease: 13802 Type: REAL Owner #: 93299
ROAD & BRIDGE		40	230	Legal: KOEHLER UNIT 2
GIDDINGS ISD		40	230	CREATIVE OIL & GAS
CUMMINGS CREEK		40	230	AB 20 VARELMAN J D & 80 CAMER RRC #13802
.004230 Override Royalty Category: G1 Railroad #: 13802				
HB1984: The Appraised value of \$230 in 2023 as compared to \$40 in 2018 is a 475.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		40	0	230
ROAD & BRIDGE		40	0	230
GIDDINGS ISD		40	0	230
CUMMINGS CREEK		40	0	230

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		7,780	14,960	Lease: 14106 Type: REAL Owner #: 93299
ROAD & BRIDGE		7,780	14,960	Legal: LONIE MAE #1-H
GIDDINGS ISD		7,780	14,960	LEEXUS OIL LLC AB 352 WILKERSON W L RRC #14106
.034915 Override Royalty Category: G1 Railroad #: 14106				
HB1984: The Appraised value of \$14,960 in 2023 as compared to \$160 in 2018 is a 9250.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		7,780	0	14,960
ROAD & BRIDGE		7,780	0	14,960
GIDDINGS ISD		7,780	0	14,960

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		12,570	12,910	Lease: 14613 Type: REAL Owner #: 93299
ROAD & BRIDGE		12,570	12,910	Legal: BECKER FRED W#1H
GIDDINGS ISD		12,570	12,910	CREATIVE OIL & GAS AB 243 MC DONALD A J RRC #14613
.035016 Override Royalty Category: G1 Railroad #: 14613				
HB1984: The Appraised value of \$12,910 in 2023 as compared to \$7,650 in 2018 is a 68.76% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		12,570	0	12,910
ROAD & BRIDGE		12,570	0	12,910
GIDDINGS ISD		12,570	0	12,910

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,740	5,790	Lease: 18071 Type: REAL Owner #: 93299
ROAD & BRIDGE		4,740	5,790	Legal: EL CAPITAN
GIDDINGS ISD		4,740	5,790	CREATIVE OIL & GAS
CUMMINGS CREEK		4,740	5,790	AB 18 SPARKS M RRC #18071
.040797 Override Royalty Category: G1 Railroad #: 18071				
HB1984: The Appraised value of \$5,790 in 2023 as compared to \$1,480 in 2018 is a 291.22% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,740	0	5,790
ROAD & BRIDGE		4,740	0	5,790
GIDDINGS ISD		4,740	0	5,790
CUMMINGS CREEK		4,740	0	5,790

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		30	110	Lease: 20092 Type: REAL Owner #: 93299
ROAD & BRIDGE		30	110	Legal: BECKER-OLTMANN #1H
GIDDINGS ISD		30	110	LEEXUS OIL LLC AB 322 TAYLOR F RRC #20092
.008088 Override Royalty Category: G1 Railroad #: 20092				
HB1984: The Appraised value of \$110 in 2023 as compared to \$390 in 2018 is a 71.79% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		30	0	110
ROAD & BRIDGE		30	0	110
GIDDINGS ISD		30	0	110

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		220	670	Lease: 21658 Type: REAL Owner #: 93299
ROAD & BRIDGE		220	670	Legal: KLEIBER #1
GIDDINGS ISD		220	670	CREATIVE OIL & GAS AB 379 GREEN D G RRC #21658 89% LEE 11% FAYETTE
.034312 Override Royalty Category: G1 Railroad #: 21658				
HB1984: The Appraised value of \$670 in 2023 as compared to \$530 in 2018 is a 26.42% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		220	0	670
ROAD & BRIDGE		220	0	670
GIDDINGS ISD		220	0	670

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		60	430	Lease: 108670 Type: REAL Owner #: 93299
ROAD & BRIDGE		60	430	Legal: KIMBERLY #1
GIDDINGS ISD		60	430	CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670
.018900 Override Royalty Category: G1 Railroad #: 108670				
HB1984: The Appraised value of \$430 in 2023 as compared to \$490 in 2018 is a 12.24% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		60	0	430
ROAD & BRIDGE		60	0	430
GIDDINGS ISD		60	0	430

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	27,130	0	40,240		
ROAD & BRIDGE	27,130	0	40,240		
GIDDINGS ISD	27,130	0	40,240		
CUMMINGS CREEK	4,780	0	6,020		