

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

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

832-243-9600

ETOCO LP
1600 SMITH ST STE 3910
HOUSTON TX 77002-7357



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:	104586 1074
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	630	1,160	Lease: 12785 Type: REAL Owner #: 104586
ROAD & BRIDGE	630	1,160	Legal: ZGABAY EDWIN "D" 3RE & 4
DIME BOX ISD	630	1,160	MAGNOLIA OIL & GAS AB 152 HALL E H RRC #12785
HB1984: The Appraised value of \$1,160 in 2023 as compared to \$670 in 2018 is a 73.13% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	630	0	1,160
ROAD & BRIDGE	630	0	1,160
DIME BOX ISD	630	0	1,160

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](https://www.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 DIME BOX ISD	10 10 10	20 20 20	Lease: 12854 Type: REAL Owner #: 104586 Legal: ZCABAY EDWIN -6- MAGNOLIA OIL & GAS AB 152 HALL E H RRC #12854 .001500 Override Royalty Category: G1 Railroad #: 12854 HB1984: The Appraised value of \$20 in 2023 as compared to \$120 in 2018 is a 83.33% 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 DIME BOX ISD	560 560 560	880 880 880	Lease: 12965 Type: REAL Owner #: 104586 Legal: HUMPHREY-BENSON W#6 MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #12965 .022500 Override Royalty Category: G1 Railroad #: 12965 HB1984: The Appraised value of \$880 in 2023 as compared to \$690 in 2018 is a 27.54% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	560 560 560	0 0 0	880 880 880

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	4,690 4,690 4,690	Lease: 14371 Type: REAL Owner #: 104586 Legal: SOMMER L C UNITS MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #14371 .005904 Override Royalty Category: G1 Railroad #: 14371 HB1984: The Appraised value of \$4,690 in 2023 as compared to \$2,800 in 2018 is a 67.50% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	150 150 150	0 0 0	4,690 4,690 4,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	30 30 30	Lease: 14380 Type: REAL Owner #: 104586 Legal: DONNA W UNIT 3RE MAGNOLIA OIL & GAS AB 98 ESTES A & 11 HATFIELD BM RRC #14380 LEE 82% WASH 18% .000512 Royalty Interest Category: G1 Railroad #: 14380 HB1984: The Appraised value of \$30 in 2023 as compared to \$290 in 2018 is a 89.66% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	60 60 60	Lease: 15131 Type: REAL Owner #: 104586 Legal: DONNA "W" UNIT 1-H W#2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #15131 LEE 89% WASH 11% .000507 Royalty Interest Category: G1 Railroad #: 15131 HB1984: The Appraised value of \$60 in 2023 as compared to \$100 in 2018 is a 40.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,090 1,090 1,090	760 760 760	Lease: 15849 Type: REAL Owner #: 104586 Legal: KIMBERLY UNIT MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #15849 .002620 Override Royalty Category: G1 Railroad #: 15849 HB1984: The Appraised value of \$760 in 2023 as compared to \$1,400 in 2018 is a 45.71% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,090 1,090 1,090	0 0 0	760 760 760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	30 30 30	Lease: 17770 Type: REAL Owner #: 104586 Legal: PENELOPE #1RE MAGNOLIA OIL & GAS AB 2 BEST H RRC #17770 .000533 Royalty Interest Category: G1 Railroad #: 17770 HB1984: The Appraised value of \$30 in 2023 as compared to \$170 in 2018 is a 82.35% 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	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	150 150 150	Lease: 18731 Type: REAL Owner #: 104586 Legal: LEITKO UNIT MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #18731 .000610 Royalty Interest Category: G1 Railroad #: 18731 HB1984: The Appraised value of \$150 in 2023 as compared to \$280 in 2018 is a 46.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	70 70 70	0 0 0	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	440 440 440	310 310 310	Lease: 22110 Type: REAL Owner #: 104586 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110 .000277 Override Royalty Category: G1 Railroad #: 22110 HB1984: The Appraised value of \$310 in 2023 as compared to \$190 in 2018 is a 63.16% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	440 440 440	0 0 0	310 310 310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	60 60 60	Lease: 22200 Type: REAL Owner #: 104586 Legal: BOWERS MAGNOLIA OIL & GAS AB 152 HALL E H RRC #22200 .000899 Override Royalty Category: G1 Railroad #: 22200 HB1984: The Appraised value of \$60 in 2023 as compared to \$40 in 2018 is a 50.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	30 30 30	0 0 0	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	50 50 50	Lease: 22266 Type: REAL Owner #: 104586 Legal: WEEKS-LEHMANN UNIT W1 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #22266 .000143 Override Royalty Category: G1 Railroad #: 22266 HB1984: The Appraised value of \$50 in 2023 as compared to \$70 in 2018 is a 28.57% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	50 50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	370 370 370	940 940 940	Lease: 22317 Type: REAL Owner #: 104586 Legal: LEHMANN IRA #2RE MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #22317 LEE 91.7% .002313 Override Royalty Category: G1 Railroad #: 22317 HB1984: The Appraised value of \$940 in 2023 as compared to \$3,260 in 2018 is a 71.17% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	370 370 370	0 0 0	940 940 940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,450 1,450 1,450	1,920 1,920 1,920	Lease: 22743 Type: REAL Owner #: 104586 Legal: LINCECUM -2- MAGNOLIA OIL & GAS AB 19 STEPHENS A R & 102 ESPEL RRC #22743 LEE92%/WASH 8% .003740 Royalty Interest Category: G1 Railroad #: 22743 HB1984: The Appraised value of \$1,920 in 2023 as compared to \$2,120 in 2018 is a 9.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,450 1,450 1,450	0 0 0	1,920 1,920 1,920

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,220 1,220 1,220	1,910 1,910 1,910	Lease: 22834 Type: REAL Owner #: 104586 Legal: WILL JESSIE MAGNOLIA OIL & GAS AB 330 WARD T W RRC #22834 .003094 Royalty Interest Category: G1 Railroad #: 22834 HB1984: The Appraised value of \$1,910 in 2023 as compared to \$1,500 in 2018 is a 27.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,220 1,220 1,220	0 0 0	1,910 1,910 1,910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	480 480 480	450 450 450	Lease: 143718 Type: REAL Owner #: 104586 Legal: AMERICA UNIT #1 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #143718 .001992 Royalty Interest Category: G1 Railroad #: 143718 HB1984: The Appraised value of \$450 in 2023 as compared to \$300 in 2018 is a 50.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	480 480 480	0 0 0	450 450 450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,870 1,870 1,870	2,100 2,100 2,100	Lease: 200509 Type: REAL Owner #: 104586 Legal: BOWERS J A ESTATE #2 MAGNOLIA OIL & GAS AB 152 HALL E H RRC #200509 .006000 Override Royalty Category: G1 Railroad #: 200509 HB1984: The Appraised value of \$2,100 in 2023 as compared to \$940 in 2018 is a 123.40% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,870 1,870 1,870	0 0 0	2,100 2,100 2,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	950 950 950	1,550 1,550 1,550	Lease: 720189 Type: REAL Owner #: 104586 Legal: WEEKS-LEHMANN UNIT W2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 22266 DP 786023 .001228 Override Royalty Category: G1 Railroad #: 22266 HB1984: The Appraised value of \$1,550 in 2023 as compared to \$3,020 in 2018 is a 48.68% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	950 950 950	0 0 0	1,550 1,550 1,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD G	80 80 80	120 120 120	Lease: 720214 Type: REAL Owner #: 104586 Legal: ZSCHECH C UNIT W# 1H ATLAS OPERATING LLC AB 124 GIFFITH H RRC 27146 LEE 10% .000695 Royalty Interest Category: G1 Railroad #: 27146 Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$120 in 2023 as compared to \$100 in 2018 is a 20.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	80 80 0	0 0 120	120 120 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	320 320 320	350 350 350	Lease: 720229 Type: REAL Owner #: 104586 Legal: NORTH YEGUA EF 1H CHESAPEAKE OPERATING AB 2 AUSTIN SF P# 835620 CALDWELL 57% .000208 Royalty Interest Category: G1 Railroad #: 27452 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	320 320 320	0 0 0	350 350 350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,470 1,470 1,470	1,030 1,030 1,030	Lease: 720249 Type: REAL Owner #: 104586 Legal: LEHMANN HEIRS OL UNIT 2H MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912 .000277 Override Royalty Category: G1 Railroad #: 22110 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,470 1,470 1,470	0 0 0	1,030 1,030 1,030

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	11,270	0	18,570		
ROAD & BRIDGE	11,270	0	18,570		
DIME BOX ISD	3,420	0	4,570		
GIDDINGS ISD	7,770	0	13,880		
LEXINGTON ISD	0	120	0		

