

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: 98172 2150

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

LARIO OIL & GAS CO
% COCHRAN & COMPANY INC
12807 HAYNES ROAD SUITE F
HOUSTON TX 77066



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	1,890 1,890 1,890	2,390 2,390 2,390	Lease: 11 Type: REAL Owner #: 98172 Legal: GERDES GARWOOD UNIT TRACT FIRE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 Agent: 400 .002590 Override Royalty Category: G1 Railroad #: 12519
HB1984: The Appraised value of \$2,390 in 2023 as compared to \$1,400 in 2018 is a 70.71% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,890 1,890 1,890	0 0 0	2,390 2,390 2,390

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		2,190	2,560	Lease: 12004 Type: REAL Owner #: 98172
ROAD & BRIDGE		2,190	2,560	Legal: TRIGGER
GIDDINGS ISD		2,190	2,560	U S OPERATING INC AB 189 LAWRENCE C RRC #12004
.006600 Override Royalty Category: G1 Railroad #: 12004 Agent: 400				
HB1984: The Appraised value of \$2,560 in 2023 as compared to \$1,180 in 2018 is a 116.95% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,190	0	2,560
ROAD & BRIDGE		2,190	0	2,560
GIDDINGS ISD		2,190	0	2,560

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		960	1,140	Lease: 12953 Type: REAL Owner #: 98172
ROAD & BRIDGE		960	1,140	Legal: WESTBROOK 2-A
GIDDINGS ISD		960	1,140	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #12953
.006250 Override Royalty Category: G1 Railroad #: 12953 Agent: 400				
HB1984: The Appraised value of \$1,140 in 2023 as compared to \$820 in 2018 is a 39.02% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		960	0	1,140
ROAD & BRIDGE		960	0	1,140
GIDDINGS ISD		960	0	1,140

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	10	Lease: 13601 Type: REAL Owner #: 98172
ROAD & BRIDGE		20	10	Legal: COLLINS MYRTLE UNIT
GIDDINGS ISD		20	10	MAGNOLIA OIL & GAS AB 98 ESTES A RRC #13601
.004007 Override Royalty Category: G1 Railroad #: 13601 Agent: 400				
HB1984: The Appraised value of \$10 in 2023 as compared to \$60 in 2018 is a 83.33% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		20	0	10
ROAD & BRIDGE		20	0	10
GIDDINGS ISD		20	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		12,600	14,510	Lease: 13659 Type: REAL Owner #: 98172
ROAD & BRIDGE		12,600	14,510	Legal: SELMA 1RE
DIME BOX ISD		12,600	14,510	U S OPERATING INC AB 81 DOBBINS J RRC #13659
.010000 Override Royalty Category: G1 Railroad #: 13659 Agent: 400				
HB1984: The Appraised value of \$14,510 in 2023 as compared to \$12,810 in 2018 is a 13.27% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		12,600	0	14,510
ROAD & BRIDGE		12,600	0	14,510
DIME BOX ISD		12,600	0	14,510

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		140	460	Lease: 13976 Type: REAL Owner #: 98172 Legal: TISH 1RE U S OPERATING INC AB 189 LAWRENCE C RRC #13976 .010000 Override Royalty Category: G1 Railroad #: 13976 Agent: 400
ROAD & BRIDGE		140	460	
GIDDINGS ISD		140	460	
HB1984: The Appraised value of \$460 in 2023 as compared to \$630 in 2018 is a 26.98% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		140	0	460
ROAD & BRIDGE		140	0	460
GIDDINGS ISD		140	0	460

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		890	650	Lease: 14513 Type: REAL Owner #: 98172 Legal: J E T 1RE/2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #14513 .005025 Override Royalty Category: G1 Railroad #: 14513 Agent: 400
ROAD & BRIDGE		890	650	
GIDDINGS ISD		890	650	
HB1984: The Appraised value of \$650 in 2023 as compared to \$2,090 in 2018 is a 68.90% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		890	0	650
ROAD & BRIDGE		890	0	650
GIDDINGS ISD		890	0	650

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		860	910	Lease: 14903 Type: REAL Owner #: 98172 Legal: GERDES-BREDTHAUER -1- MAGNOLIA OIL & GAS AB 330 WARD T W RRC #14903 .004110 Override Royalty Category: G1 Railroad #: 14903 Agent: 400
ROAD & BRIDGE		860	910	
GIDDINGS ISD		860	910	
HB1984: The Appraised value of \$910 in 2023 as compared to \$2,300 in 2018 is a 60.43% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		860	0	910
ROAD & BRIDGE		860	0	910
GIDDINGS ISD		860	0	910

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,490	2,490	Lease: 14976 Type: REAL Owner #: 98172 Legal: MARY HELEN UNIT 2RE-4RE U S OPERATING INC AB 189 LAWRENCE C RRC #14976 .005714 Override Royalty Category: G1 Railroad #: 14976 Agent: 400
ROAD & BRIDGE		2,490	2,490	
GIDDINGS ISD		2,490	2,490	
HB1984: The Appraised value of \$2,490 in 2023 as compared to \$1,320 in 2018 is a 88.64% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,490	0	2,490
ROAD & BRIDGE		2,490	0	2,490
GIDDINGS ISD		2,490	0	2,490

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		2,080	2,740	Lease: 15651	Type: REAL Owner #: 98172
ROAD & BRIDGE		2,080	2,740	Legal: PATRICIA UNIT	
DIME BOX ISD		2,080	2,740	U S OPERATING INC	
				AB 189 LAWRENCE C	
				RRC #15651	Agent: 400
				.002487 Override Royalty	
				Category: G1	
				Railroad #: 15651	
HB1984: The Appraised value of \$2,740 in 2023 as compared to \$1,810 in 2018 is a 51.38% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		2,080	0	2,740	
ROAD & BRIDGE		2,080	0	2,740	
DIME BOX ISD		2,080	0	2,740	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		780	820	Lease: 16116	Type: REAL Owner #: 98172
ROAD & BRIDGE		780	820	Legal: GERDES-BREDTHAUER UN 2	
GIDDINGS ISD		780	820	MAGNOLIA OIL & GAS	
				AB 330 WARD T W	
				RRC #16116	Agent: 400
				.002076 Override Royalty	
				Category: G1	
				Railroad #: 16116	
HB1984: The Appraised value of \$820 in 2023 as compared to \$720 in 2018 is a 13.89% increase.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		780	0	820	
ROAD & BRIDGE		780	0	820	
GIDDINGS ISD		780	0	820	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		660	1,390	Lease: 18731	Type: REAL Owner #: 98172
ROAD & BRIDGE		660	1,390	Legal: LEITKO UNIT	
GIDDINGS ISD		660	1,390	MAGNOLIA OIL & GAS	
				AB 207 MANCHA J F	
				RRC #18731	Agent: 400
				.005609 Override Royalty	
				Category: G1	
				Railroad #: 18731	
HB1984: The Appraised value of \$1,390 in 2023 as compared to \$2,600 in 2018 is a 46.54% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		660	0	1,390	
ROAD & BRIDGE		660	0	1,390	
GIDDINGS ISD		660	0	1,390	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		310	1,190	Lease: 19745	Type: REAL Owner #: 98172
ROAD & BRIDGE		310	1,190	Legal: VICKI -1A-	
GIDDINGS ISD		310	1,190	U S OPERATING INC	
				AB 81 DOBBINS J	
				RRC #19745 TIK W/ENERVEST ETAL	Agent: 400
				.003131 Override Royalty	
				Category: G1	
				Railroad #: 19745	
HB1984: The Appraised value of \$1,190 in 2023 as compared to \$2,360 in 2018 is a 49.58% decrease.					
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY		310	0	1,190	
ROAD & BRIDGE		310	0	1,190	
GIDDINGS ISD		310	0	1,190	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		450	1,430	Lease: 22806 Type: REAL Owner #: 98172 Legal: GERDES "B" MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #22806 .009563 Override Royalty Category: G1 Railroad #: 22806 Agent: 400
ROAD & BRIDGE		450	1,430	
GIDDINGS ISD		450	1,430	
HB1984: The Appraised value of \$1,430 in 2023 as compared to \$2,950 in 2018 is a 51.53% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		450	0	1,430
ROAD & BRIDGE		450	0	1,430
GIDDINGS ISD		450	0	1,430

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		2,600	2,540	Lease: 22835 Type: REAL Owner #: 98172 Legal: GERDES H #2 RE U S OPERATING INC AB 189 LAWRENCE C RRC #22835 .010000 Override Royalty Category: G1 Railroad #: 22835 Agent: 400
ROAD & BRIDGE		2,600	2,540	
GIDDINGS ISD		2,600	2,540	
HB1984: The Appraised value of \$2,540 in 2023 as compared to \$2,380 in 2018 is a 6.72% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		2,600	0	2,540
ROAD & BRIDGE		2,600	0	2,540
GIDDINGS ISD		2,600	0	2,540

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		320	3,110	Lease: 22963 Type: REAL Owner #: 98172 Legal: GERDES-KNITTLE MAGNOLIA OIL & GAS AB 17 REEL R J W RRC #22963 .006695 Override Royalty Category: G1 Railroad #: 22963 Agent: 400
ROAD & BRIDGE		320	3,110	
DIME BOX ISD		320	3,110	
HB1984: The Appraised value of \$3,110 in 2023 as compared to \$2,170 in 2018 is a 43.32% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		320	0	3,110
ROAD & BRIDGE		320	0	3,110
DIME BOX ISD		320	0	3,110

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		140	390	Lease: 23309 Type: REAL Owner #: 98172 Legal: LAUDERDALE JOSIE UNIT MAGNOLIA OIL & GAS AB 2 BEST H RRC #23309 .000722 Override Royalty Category: G1 Railroad #: 23309 Agent: 400
ROAD & BRIDGE		140	390	
GIDDINGS ISD		140	390	
HB1984: The Appraised value of \$390 in 2023 as compared to \$290 in 2018 is a 34.48% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		140	0	390
ROAD & BRIDGE		140	0	390
GIDDINGS ISD		140	0	390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	8,500 8,500 8,500	8,730 8,730 8,730	Lease: 23856 Type: REAL Owner #: 98172 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856 .008954 Override Royalty Category: G1 Railroad #: 23856 Agent: 400
HB1984: The Appraised value of \$8,730 in 2023 as compared to \$4,530 in 2018 is a 92.72% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	8,500 8,500 8,500	0 0 0	8,730 8,730 8,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,010 1,010 1,010	1,080 1,080 1,080	Lease: 75992 Type: REAL Owner #: 98172 Legal: TISH #2 U S OPERATING INC AB 189 LAWRENCE C RRC #75992 .010000 Override Royalty Category: G1 Railroad #: 75992 Agent: 400
HB1984: The Appraised value of \$1,080 in 2023 as compared to \$780 in 2018 is a 38.46% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,010 1,010 1,010	0 0 0	1,080 1,080 1,080

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	600 600 600	820 820 820	Lease: 93654 Type: REAL Owner #: 98172 Legal: HARRELL MARY B 3 MAGNOLIA OIL & GAS AB 2 BEST H RRC #093654 .009562 Override Royalty Category: G1 Railroad #: 93654 Agent: 400
HB1984: The Appraised value of \$820 in 2023 as compared to \$180 in 2018 is a 355.56% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	600 600 600	0 0 0	820 820 820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	150 150 150	Lease: 107115 Type: REAL Owner #: 98172 Legal: SUSIE B #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #107115 .005905 Override Royalty Category: G1 Railroad #: 107115 Agent: 400
HB1984: The Appraised value of \$150 in 2023 as compared to \$370 in 2018 is a 59.46% 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	150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	30 30 30	Lease: 113312 Type: REAL Owner #: 98172 Legal: WOLZ-BEST #2RE MAGNOLIA OIL & GAS AB 2 BEST H RRC #113312 .005027 Override Royalty Category: G1 Railroad #: 113312 Agent: 400
HB1984: The Appraised value of \$30 in 2023 as compared to \$850 in 2018 is a 96.47% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	60 60 60	0 0 0	30 30 30

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY	39,570	0	49,540
ROAD & BRIDGE	39,570	0	49,540
DIME BOX ISD	25,390	0	31,480
GIDDINGS ISD	14,180	0	18,060

