

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

832-243-9600

DICOGROUP MINERALS LLC  
4809 COLE AVE STE 170  
DALLAS TX 75205-3553



<b>APPRAISAL YEAR 2023</b>	
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:	201479 876
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  No 2018 Hist	310 310 310	340 340 340	Lease: 12296 Type: REAL Owner #: 201479 Legal: DUBE UNIT 3 MAGNOLIA OIL & GAS AB 183 KENNERLY E RRC #12296  .002944 Royalty Interest Category: G1 Railroad #: 12296
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	310 310 310	0 0 0	340 340 340

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](http://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		930	790	Lease: 18984 Type: REAL Owner #: 201479
ROAD & BRIDGE		930	790	Legal: PAMELA 1RE & 2RE
GIDDINGS ISD		930	790	MAGNOLIA OIL & GAS AB 330 WARD T W RRC #18984 LEE 80% WASH 20%
HB1984: The Appraised value of \$790 in 2023 as compared to \$890 in 2018 is a 11.24% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		930	0	790
ROAD & BRIDGE		930	0	790
GIDDINGS ISD		930	0	790

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,560	1,580	Lease: 21075 Type: REAL Owner #: 201479
ROAD & BRIDGE		1,560	1,580	Legal: SIMPSON
GIDDINGS ISD		1,560	1,580	MAGNOLIA OIL & GAS
GIDDINGS CITY		1,560	1,580	AB 267 REID S H RRC #21075
HB1984: The Appraised value of \$1,580 in 2023 as compared to \$1,410 in 2018 is a 12.06% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,560	0	1,580
ROAD & BRIDGE		1,560	0	1,580
GIDDINGS ISD		1,560	0	1,580
GIDDINGS CITY		1,560	0	1,580

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		140	270	Lease: 22443 Type: REAL Owner #: 201479
ROAD & BRIDGE		140	270	Legal: LUCILLE UNIT 1
GIDDINGS ISD		140	270	MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22443
HB1984: The Appraised value of \$270 in 2023 as compared to \$240 in 2018 is a 12.50% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		140	0	270
ROAD & BRIDGE		140	0	270
GIDDINGS ISD		140	0	270

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,070	980	Lease: 22500 Type: REAL Owner #: 201479
ROAD & BRIDGE		1,070	980	Legal: DOCKERY OL UNIT
GIDDINGS ISD		1,070	980	MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #22500
HB1984: The Appraised value of \$980 in 2023 as compared to \$630 in 2018 is a 55.56% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,070	0	980
ROAD & BRIDGE		1,070	0	980
GIDDINGS ISD		1,070	0	980

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		190	250	Lease: 23071 Type: REAL Owner #: 201479 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  .000660 Royalty Interest Category: G1 Railroad #: 23071
ROAD & BRIDGE		190	250	
DIME BOX ISD	G	190	250	
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$250 in 2023 as compared to \$120 in 2018 is a 108.33% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		190	0	250
ROAD & BRIDGE		190	0	250
DIME BOX ISD		0	250	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,010	990	Lease: 103617 Type: REAL Owner #: 201479 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .001222 Royalty Interest Category: G1 Railroad #: 103617
ROAD & BRIDGE		1,010	990	
GIDDINGS ISD		1,010	990	
HB1984: The Appraised value of \$990 in 2023 as compared to \$500 in 2018 is a 98.00% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,010	0	990
ROAD & BRIDGE		1,010	0	990
GIDDINGS ISD		1,010	0	990

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		6,570	3,800	Lease: 720233 Type: REAL Owner #: 201479 Legal: DUNKIN UNIT 1H MAGNOLIA OIL & GAS AB 384 POPPONOE J RRC 27708 DP 842479  .001877 Royalty Interest Category: G1 Railroad #: 27708
ROAD & BRIDGE		6,570	3,800	
GIDDINGS ISD		6,570	3,800	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		6,570	0	3,800
ROAD & BRIDGE		6,570	0	3,800
GIDDINGS ISD		6,570	0	3,800

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable	
LEE COUNTY	11,780	0	9,000	
ROAD & BRIDGE	11,780	0	9,000	
GIDDINGS ISD	11,590	0	8,750	
GIDDINGS CITY	1,560	0	1,580	
DIME BOX ISD	0	250	0	

