

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

TRIPLE NICKLE TRUST
3531 DURHILL ST
HOUSTON TX 77025-4105



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: 202313 3790
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 G	10 10 10	10 10 10	Lease: 18619 Type: REAL Owner #: 202313 Legal: SIMMANG Q.W. MAGNOLIA OIL & GAS AB 302 SORSBY W A RRC #18619 .000149 Royalty Interest Category: G1 Railroad #: 18619
Exemptions : G=LESS THAN \$500 MIN INT HB1984: The Appraised value of \$10 in 2023 as compared to \$20 in 2018 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 0	0 0 10	10 10 0

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 ROAD & BRIDGE DIME BOX ISD	8,630 8,630 8,630	31,020 31,020 31,020	Lease: 21506 Type: REAL Owner #: 202313 Legal: YORK W#1RE MAGNOLIA OIL & GAS AB 148 HODGE W & 149 HINDS TS RRC #21506 .046411 Royalty Interest Category: G1 Railroad #: 21506 HB1984: The Appraised value of \$31,020 in 2023 as compared to \$10,590 in 2018 is a 192.92% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	8,630 8,630 8,630	0 0 0	31,020 31,020 31,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 220	2,680 2,680 2,680	Lease: 21751 Type: REAL Owner #: 202313 Legal: DOUBLE EAGLE RANCH 'A' MAGNOLIA OIL & GAS AB 313 TAYLOR J B & 302 SORSBY RRC #21751 .030403 Royalty Interest Category: G1 Railroad #: 21751 HB1984: The Appraised value of \$2,680 in 2023 as compared to \$6,600 in 2018 is a 59.39% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 220	0 0 0	2,680 2,680 2,680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	12,850 12,850 12,850	9,940 9,940 9,940	Lease: 22021 Type: REAL Owner #: 202313 Legal: YORK "A" MAGNOLIA OIL & GAS AB 313 TAYLOR J B RRC #22021 .047803 Royalty Interest Category: G1 Railroad #: 22021 HB1984: The Appraised value of \$9,940 in 2023 as compared to \$7,050 in 2018 is a 40.99% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	12,850 12,850 12,850	0 0 0	9,940 9,940 9,940

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	21,710	0	43,650		
ROAD & BRIDGE	21,710	0	43,650		
GIDDINGS ISD	0	10	0		
DIME BOX ISD	21,700	0	43,640		