

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

DUNGAN GORDON SEP PROPERTY  
525 MUSTANG TRL  
HARKER HEIGHTS TX 76548-2339



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: 108788 964  
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<br>ROAD & BRIDGE<br>DIME BOX ISD   | 80<br>80<br>80      | 30<br>30<br>30      | Lease: 1 Type: REAL Owner #: 108788<br>Legal: ANMAR UNIT TRACT 3<br>ERNEST OPERATING CO<br>AB 3 BIRD T<br>RRC #19827 TRACT 3 50%<br><br>.000293 Royalty Interest<br>Category: G1<br>Railroad #: 19827 |
| HB1984: The Appraised value of \$30 in 2023 as compared to \$50 in 2018 is a 40.00% decrease. |                     |                     |   |
| Taxing Units  | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)  |
| LEE COUNTY<br>ROAD & BRIDGE<br>DIME BOX ISD   | 80<br>80<br>80      | 0<br>0<br>0         | 30<br>30<br>30  |

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://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<br>ROAD & BRIDGE<br>DIME BOX ISD | 10<br>10<br>10      | 30<br>30<br>30      | Lease: 19364 Type: REAL Owner #: 108788<br>Legal: AOM 1-4<br>ERNEST OPERATING CO<br>AB 3 BIRD T<br>RRC #19364<br><br>.000329 Royalty Interest<br>Category: G1<br>Railroad #: 19364<br><br>HB1984: The Appraised value of \$30 in 2023 as compared to \$10 in 2018 is a 200.00% increase. |
| Taxing Units                                | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)   |
| LEE COUNTY<br>ROAD & BRIDGE<br>DIME BOX ISD | 10<br>10<br>10      | 0<br>0<br>0         | 30<br>30<br>30   |

| MINERAL APPRAISAL INFORMATION               | LAST YEAR           | PROPOSED 2023       | PROPERTY DESCRIPTION   |
|---|---------------------|---------------------|--|
| LEE COUNTY<br>ROAD & BRIDGE<br>DIME BOX ISD | 80<br>80<br>80      | 30<br>30<br>30      | Lease: 19827 Type: REAL Owner #: 108788<br>Legal: ANMAR UNIT TRACT 1<br>ERNEST OPERATING CO<br>AB 3 BIRD T<br>RRC #19827 TRACT 1 50%<br><br>.000293 Royalty Interest<br>Category: G1<br>Railroad #: 19827<br><br>HB1984: The Appraised value of \$30 in 2023 as compared to \$50 in 2018 is a 40.00% decrease. |
| Taxing Units                                | Last Year's Taxable | Proposed Exemptions | Proposed Taxable (Less Exemptions)   |
| LEE COUNTY<br>ROAD & BRIDGE<br>DIME BOX ISD | 80<br>80<br>80      | 0<br>0<br>0         | 30<br>30<br>30   |

| MINERAL APPRAISAL INFORMATION                                    | LAST YEAR                | PROPOSED 2023            | PROPERTY DESCRIPTION   |
|--|--------------------------|--------------------------|--|
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD G<br>GIDDINGS CITY G | 160<br>160<br>160<br>160 | 160<br>160<br>160<br>160 | Lease: 21075 Type: REAL Owner #: 108788<br>Legal: SIMPSON<br>MAGNOLIA OIL & GAS<br>AB 267 REID S H<br>RRC #21075<br><br>.000203 Royalty Interest<br>Category: G1<br>Railroad #: 21075<br><br>Exemptions : G=LESS THAN \$500 MIN INT<br>HB1984: The Appraised value of \$160 in 2023 as compared to \$140 in 2018 is a 14.29% increase. |
| Taxing Units   | Last Year's Taxable      | Proposed Exemptions      | Proposed Taxable (Less Exemptions)   |
| LEE COUNTY<br>ROAD & BRIDGE<br>GIDDINGS ISD<br>GIDDINGS CITY     | 160<br>160<br>0<br>0     | 0<br>0<br>160<br>160     | 160<br>160<br>0<br>0   |

| MINERAL APPRAISAL INFORMATION               | LAST YEAR           | PROPOSED 2023           | PROPERTY DESCRIPTION   |
|---|---------------------|-------------------------|--|
| LEE COUNTY<br>ROAD & BRIDGE<br>DIME BOX ISD | 30<br>30<br>30      | 5,870<br>5,870<br>5,870 | Lease: 21350 Type: REAL Owner #: 108788<br>Legal: WITTE EDDIE<br>MAGNOLIA OIL & GAS<br>AB 149 HINDS T S<br>RRC #21350<br><br>.018096 Royalty Interest<br>Category: G1<br>Railroad #: 21350<br><br>HB1984: The Appraised value of \$5,870 in 2023 as compared to \$2,680 in 2018 is a 119.03% increase. |
| Taxing Units                                | Last Year's Taxable | Proposed Exemptions     | Proposed Taxable (Less Exemptions)   |
| LEE COUNTY<br>ROAD & BRIDGE<br>DIME BOX ISD | 30<br>30<br>30      | 0<br>0<br>0             | 5,870<br>5,870<br>5,870  |

| Total of all Above Parcels |                             |                             |                          |  |  |
|----------------------------|-----------------------------|-----------------------------|--------------------------|--|--|
| Taxing Units               | Owner's Last Year's Taxable | Owner's Proposed Exemptions | Owner's Proposed Taxable |  |  |
| LEE COUNTY                 | 360                         | 0                           | 6,120                    |  |  |
| ROAD & BRIDGE              | 360                         | 0                           | 6,120                    |  |  |
| DIME BOX ISD               | 200                         | 0                           | 5,960                    |  |  |
| GIDDINGS ISD               | 0                           | 160                         | 0                        |  |  |
| GIDDINGS CITY              | 0                           | 160                         | 0                        |  |  |

