

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

info@leecad.net

832-243-9600

ETOCO LP  
333 CLAY ST STE 3650  
HOUSTON TX 77002



APPRAISAL YEAR 2024  
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/17/2024 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: 5-24-2024  
ARB Hearing: 6-17-2024  
Owner: 104586 1088  
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 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,160 1,160 1,160	1,090 1,090 1,090	Lease: 12785 Type: REAL Owner #: 104586 Legal: ZGABAY EDWIN "D" 3RE & 4 MAGNOLIA OIL & GAS AB 152 HALL E H RRC #12785  .001500 Override Royalty Category: G1 Railroad #: 12785  HB1984: The Appraised value of \$1,090 in 2024 as compared to \$610 in 2019 is a 78.69% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,160 1,160 1,160	0 0 0	1,090 1,090 1,090

Additional Owner's Properties are continued on following page(s).

*The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.*

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	20	40	Lease: 12854    Type: REAL    Owner #: 104586		
ROAD & BRIDGE	C	20	40	Legal: ZGABAY EDWIN -6-		
DIME BOX ISD	C	20	40	MAGNOLIA OIL & GAS		
				AB 152 HALL E H		
				RRC #12854		
				.001500 Override Royalty		
				Category:        G1		
				Railroad #:        12854		
Deductions:                    (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$40 in 2024 as compared to \$110 in 2019 is a 63.64% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		20	16	24		
ROAD & BRIDGE		20	16	24		
DIME BOX ISD		20	16	24		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD   <						

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	60	80	Lease: 15131 Type: REAL Owner #: 104586		
ROAD & BRIDGE	C	60	80	Legal: DONNA "w" UNIT 1-H W#2		
GIDDINGS ISD	C	60	80	MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #15131 LEE 89% WASH 11%		
				.000507 Royalty Interest Category: G1 Railroad #: 15131		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$80 in 2024 as compared to \$80 in 2019 is a .00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	60	8	72			
ROAD & BRIDGE	60	8	72			
GIDDINGS ISD	60	8	72			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		10 10 10	Lease: 18340 Type: REAL Owner #: 104586 Legal: GARRETT TERESA UNIT MAGNOLIA OIL & GAS AB 2 BEST H RRC 286865 18340  .001507 Royalty Interest Category: G1 Railroad #: 18340
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C	130 130 130	200 200 200	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
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$200 in 2024 as compared to \$90 in 2019 is a 122.22% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	130 130 130	44 44 44	156 156 156

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	130 130 130	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 \$130 in 2024 as compared to \$340 in 2019 is a 61.76% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	190 190 190	0 0 0	130 130 130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C	50 50 50	110 110 110	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
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$110 in 2024 as compared to \$90 in 2019 is a 22.22% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	50 50 50	60 60 60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	820	1,690	Lease: 22317	Type: REAL	Owner #: 104586
ROAD & BRIDGE	C	820	1,690	Legal: LEHMANN IRA #2RE		
GIDDINGS ISD	C	820	1,690	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #22317 LEE 91.7%		
				.002313 Override Royalty		
				Category: G1		
				Railroad #: 22317		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,690 in 2024 as compared to \$3,550 in 2019 is a 52.39% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		820	706	984		
ROAD & BRIDGE		820	706	984		
GIDDINGS ISD		820	706	984		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	1,530	3,820	Lease: 22834	Type: REAL	Owner #: 104586
ROAD & BRIDGE	C	1,530	3,820	Legal: WILL JESSIE		
GIDDINGS ISD	C	1,530	3,820	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #22834		
				.003094 Royalty Interest		
				Category: G1		
				Railroad #: 22834		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,820 in 2024 as compared to \$2,130 in 2019 is a 79.34% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,530	1,984	1,836		
ROAD & BRIDGE		1,530	1,984	1,836		
GIDDINGS ISD		1,530	1,984	1,836		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		450	410	Lease: 143718	Type: REAL	Owner #: 104586
ROAD & BRIDGE		450	410	Legal: AMERICA UNIT #1		
GIDDINGS ISD		450	410	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #143718		
				.001992 Royalty Interest		
				Category: G1		
				Railroad #: 143718		
HB1984: The Appraised value of \$410 in 2024 as compared to \$500 in 2019 is a 18.00% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		450	0	410		
ROAD & BRIDGE		450	0	410		
GIDDINGS ISD		450	0	410		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,100 2,100 2,100	2,230 2,230 2,230	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 \$2,230 in 2024 as compared to \$1,530 in 2019 is a 45.75% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	2,100 2,100 2,100	0 0 0	2,230 2,230 2,230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,550 1,550 1,550	3,430 3,430 3,430	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  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,430 in 2024 as compared to \$3,670 in 2019 is a 6.54% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,550 1,550 1,550	1,570 1,570 1,570	1,860 1,860 1,860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	80 80 80	140 140 140	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  Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$140 in 2024 as compared to \$100 in 2019 is a 40.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	80 80 0	44 44 140	96 96 0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	350	450	Lease: 720229	Type: REAL	Owner #: 104586
ROAD & BRIDGE	C	350	450	Legal: NORTH YEGUA EF 1H		
DIME BOX ISD	C	350	450	WILDFIRE ENERGY OPER		
				AB 2 AUSTIN SF		
				P# 835620	CALDWELL 57%	
				.000208 Royalty Interest		
				Category: G1		
				Railroad #: 27452		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$450 in 2024 as compared to \$480 in 2019 is a 6.25% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		350	30	420		
ROAD & BRIDGE		350	30	420		
DIME BOX ISD		350	30	420		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		650	420	Lease: 720249	Type: REAL	Owner #: 104586
ROAD & BRIDGE		650	420	Legal: LEHMANN HEIRS UNIT 2H		
GIDDINGS ISD		650	420	MAGNOLIA OIL & GAS		
				AB 4 BOATWRIGHT F		
				RRC 22110 DP 854912		
				.000277 Override Royalty		
				Category: G1		
				Railroad #: 22110		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		650	0	420		
ROAD & BRIDGE		650	0	420		
GIDDINGS ISD		650	0	420		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			2,920	Lease: 720293	Type: REAL	Owner #: 104586
ROAD & BRIDGE			2,920	Legal: BRUISER GOLD W#H05BB		
GIDDINGS ISD			2,920	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC 28086		
				.000756 Override Royalty		
				Category: G1		
				Railroad #: 28086		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	2,920		
ROAD & BRIDGE		0	0	2,920		
GIDDINGS ISD		0	0	2,920		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			13,210	Lease: 720294	Type: REAL	Owner #: 104586
ROAD & BRIDGE			13,210	Legal: BRUISER GREEN W#H03BB		
GIDDINGS ISD			13,210	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC 28100		
				.000756 Override Royalty		
				Category: G1		
				Railroad #: 28100		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	13,210		
ROAD & BRIDGE		0	0	13,210		
GIDDINGS ISD		0	0	13,210		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD          No 2019 Hist			2,990 2,990 2,990	Lease: 720295    Type: REAL    Owner #: 104586 Legal: BRUISER PAW W#H01BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28087  .000756 Override Royalty Category: G1 Railroad #: 28087		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	2,990		
ROAD & BRIDGE		0	0	2,990		
GIDDINGS ISD		0	0	2,990		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	9,140	4,452	32,558		
ROAD & BRIDGE	9,140	4,452	32,558		
DIME BOX ISD	3,630	46	3,764		
GIDDINGS ISD	5,430	4,362	28,698		
LEXINGTON ISD	0	140	0		

