

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

info@leecad.net

CREATIVE OIL & GAS OPERATING  
% BENCHMARK AD VALOREM  
PO BOX 700925  
SAN ANTONIO TX 78270-0925



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: 202323 806  
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 GIDDINGS ISD CUMMINGS CREEK	7,440 7,440 7,440 7,440	7,810 7,810 7,810 7,810	Lease: 13802 Type: REAL Owner #: 202323 Legal: KOEHLER UNIT 2 CREATIVE OIL & GAS AB 20 VARELMAN J D & 80 CAMER RRC #13802 Agent: 055 .789563 Working Interest Category: G1 Railroad #: 13802
HB1984: The Appraised value of \$7,810 in 2024 as compared to \$14,950 in 2019 is a 47.76% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	7,440 7,440 7,440 7,440	0 0 0 0	7,810 7,810 7,810 7,810

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	74,630	117,690	Lease: 14613	Type: REAL	Owner #: 202323
ROAD & BRIDGE	C	74,630	117,690	Legal: BECKER FRED W#1H		
GIDDINGS ISD	C	74,630	117,690	CREATIVE OIL & GAS		
				AB 243 MC DONALD A J		
				RRC #14613		
					Agent: 055	
				.751746 Working Interest		
				Category: G1		
				Railroad #: 14613		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$117,690 in 2024 as compared to \$116,760 in 2019 is a .80% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	74,630	28,134	89,556			
ROAD & BRIDGE	74,630	28,134	89,556			
GIDDINGS ISD	74,630	28,134	89,556			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		34,720	20,040	Lease: 18071	Type: REAL	Owner #: 202323
ROAD & BRIDGE		34,720	20,040	Legal: EL CAPITAN		
GIDDINGS ISD		34,720	20,040	CREATIVE OIL & GAS		
CUMMINGS CREEK		34,720	20,040	AB 18 SPARKS M		
				RRC #18071		
					Agent: 055	
				.765625 Working Interest		
				Category: G1		
				Railroad #: 18071		
HB1984: The Appraised value of \$20,040 in 2024 as compared to \$9,570 in 2019 is a 109.40% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	34,720	0	20,040			
ROAD & BRIDGE	34,720	0	20,040			
GIDDINGS ISD	34,720	0	20,040			
CUMMINGS CREEK	34,720	0	20,040			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	61,490	118,030	Lease: 22699	Type: REAL	Owner #: 202323
ROAD & BRIDGE	C	61,490	118,030	Legal: DURRENBERGER UNIT		
GIDDINGS ISD	C	61,490	118,030	CREATIVE OIL & GAS		
CUMMINGS CREEK	C	61,490	118,030	AB 253 PEACOCK J W		
GIDDINGS CITY	C	61,490	118,030	RRC #22699		
					Agent: 055	
				.729962 Working Interest		
				Category: G1		
				Railroad #: 22699		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$118,030 in 2024 as compared to \$215,730 in 2019 is a 45.29% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	61,490	44,242	73,788			
ROAD & BRIDGE	61,490	44,242	73,788			
GIDDINGS ISD	61,490	44,242	73,788			
CUMMINGS CREEK	61,490	44,242	73,788			
GIDDINGS CITY	61,490	44,242	73,788			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,970 6,970 6,970	7,320 7,320 7,320	Lease: 108670    Type: REAL    Owner #: 202323 Legal: KIMBERLY #1 CREATIVE OIL & GAS AB 81 DOBBINS J RRC #108670  .744596 Working Interest Category: G1 Railroad #: 108670  Agent: 055  HB1984: The Appraised value of \$7,320 in 2024 as compared to \$23,900 in 2019 is a 69.37% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	6,970 6,970 6,970	0 0 0	7,320 7,320 7,320

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	185,250	72,376	198,514		
ROAD & BRIDGE	185,250	72,376	198,514		
GIDDINGS ISD	185,250	72,376	198,514		
CUMMINGS CREEK	103,650	44,242	101,638		
GIDDINGS CITY	61,490	44,242	73,788		

