

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

CHIEFTAN EXPLORATION CO INC
PO BOX 19566
HOUSTON TX 77224-9566



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: 96275 686

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	C	70	160	Lease: 12548	Type: REAL	Owner #: 96275
ROAD & BRIDGE	C	70	160	Legal: MAY UNIT		
DIME BOX ISD	C	70	160	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #12548		
				.004197 Override Royalty		
				Category: G1		
				Railroad #: 12548		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$160 in 2024 as compared to \$410 in 2019 is a 60.98% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		70	76	84		
ROAD & BRIDGE		70	76	84		
DIME BOX ISD		70	76	84		

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,

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	410 410 410	340 340 340	Lease: 17786 Type: REAL Owner #: 96275 Legal: LOUIS "B" MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #17786 .000859 Override Royalty Category: G1 Railroad #: 17786 HB1984: The Appraised value of \$340 in 2024 as compared to \$320 in 2019 is a 6.25% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	410 410 410	0 0 0	340 340 340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	640 640 640	670 670 670	Lease: 20529 Type: REAL Owner #: 96275 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .002243 Override Royalty Category: G1 Railroad #: 20529 HB1984: The Appraised value of \$670 in 2024 as compared to \$710 in 2019 is a 5.63% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	640 640 640	0 0 0	670 670 670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	820 820 820	1,670 1,670 1,670	Lease: 22301 Type: REAL Owner #: 96275 Legal: JOYCE UNIT MAGNOLIA OIL & GAS AB 348 WEBB T H RRC #22301 .004189 Override Royalty Category: G1 Railroad #: 22301 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,670 in 2024 as compared to \$1,400 in 2019 is a 19.29% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	820 820 820	686 686 686	984 984 984

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,970 5,970 5,970	7,960 7,960 7,960	Lease: 22315 Type: REAL Owner #: 96275 Legal: DROEMER H UNIT MAGNOLIA OIL & GAS AB 329 VASHARY J RRC #22315 .008913 Override Royalty Category: G1 Railroad #: 22315 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$7,960 in 2024 as compared to \$6,410 in 2019 is a 24.18% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,970 5,970 5,970	796 796 796	7,164 7,164 7,164

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,780 3,780 3,780	4,020 4,020 4,020	Lease: 103617 Type: REAL Owner #: 96275 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617 .004653 Override Royalty Category: G1 Railroad #: 103617 HB1984: The Appraised value of \$4,020 in 2024 as compared to \$2,740 in 2019 is a 46.72% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,780 3,780 3,780	0 0 0	4,020 4,020 4,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	C 1,910 C 1,910 C 1,110 C 800	3,410 3,410 1,980 1,430	Lease: 105504 Type: REAL Owner #: 96275 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504 .007510 Override Royalty Category: G1 Railroad #: 105504 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,410 in 2024 as compared to \$2,140 in 2019 is a 59.35% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	1,910 1,910 1,110 800	1,118 1,118 648 470	2,292 2,292 1,332 960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,670 3,670 3,670	3,790 3,790 3,790	Lease: 158022 Type: REAL Owner #: 96275 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022 .005647 Override Royalty Category: G1 Railroad #: 158022 HB1984: The Appraised value of \$3,790 in 2024 as compared to \$3,810 in 2019 is a .52% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,670 3,670 3,670	0 0 0	3,790 3,790 3,790

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	17,270 17,270 2,230 15,040	2,676 2,676 724 1,952	19,344 19,344 2,426 16,918		

