

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

CIRRUS PRODUCTION COMPANY
% COCHRAN & COMPANY INC
12807 HAYNES ROAD SUITE F
HOUSTON TX 77066



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: 96297 702
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	1,630 1,630 1,630	680 680 680	Lease: 11 Type: REAL Owner #: 96297 Legal: GERDES GARWOOD UNIT TRACT FIRE MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC 12519 UNIT 9912519 Agent: 400 .001764 Override Royalty Category: G1 Railroad #: 12519 HB1984: The Appraised value of \$680 in 2024 as compared to \$900 in 2019 is a 24.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,630 1,630 1,630	0 0 0	680 680 680

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	2,460	3,590	Lease: 13659	Type: REAL	Owner #: 96297
ROAD & BRIDGE	C	2,460	3,590	Legal: SELMA 1RE		
DIME BOX ISD	C	2,460	3,590	U S OPERATING INC		
				AB 81 DOBBINS J		
				RRC #13659		
					Agent: 400	
				.002525 Override Royalty		
				Category: G1		
				Railroad #: 13659		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,590 in 2024 as compared to \$3,630 in 2019 is a 1.10% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,460	638	2,952		
ROAD & BRIDGE		2,460	638	2,952		
DIME BOX ISD		2,460	638	2,952		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	270	1,360	Lease: 14903	Type: REAL	Owner #: 96297
ROAD & BRIDGE	C	270	1,360	Legal: GERDES-BREDTHAUER -1-		
GIDDINGS ISD	C	270	1,360	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #14903		
					Agent: 400	
				.002987 Royalty Interest		
				Category: G1		
				Railroad #: 14903		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,360 in 2024 as compared to \$1,590 in 2019 is a 14.47% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		270	1,036	324		
ROAD & BRIDGE		270	1,036	324		
GIDDINGS ISD		270	1,036	324		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	30	170	Lease: 14903	Type: REAL	Owner #: 96297
ROAD & BRIDGE	C	30	170	Legal: GERDES-BREDTHAUER -1-		
GIDDINGS ISD	C	30	170	MAGNOLIA OIL & GAS		
				AB 330 WARD T W		
				RRC #14903		
					Agent: 400	
				.000364 Override Royalty		
				Category: G1		
				Railroad #: 14903		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$170 in 2024 as compared to \$190 in 2019 is a 10.53% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		30	134	36		
ROAD & BRIDGE		30	134	36		
GIDDINGS ISD		30	134	36		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	150 150 150	100 100 100	Lease: 15651 Type: REAL Owner #: 96297 Legal: PATRICIA UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #15651 Agent: 400 .000138 Override Royalty Category: G1 Railroad #: 15651 HB1984: The Appraised value of \$100 in 2024 as compared to \$130 in 2019 is a 23.08% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	150 150 150	0 0 0	100 100 100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	500 500 500	1,180 1,180 1,180	Lease: 16116 Type: REAL Owner #: 96297 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116 Agent: 400 .002768 Royalty Interest Category: G1 Railroad #: 16116 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,180 in 2024 as compared to \$1,430 in 2019 is a 17.48% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	500 500 500	580 580 580	600 600 600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	40 40 40	Lease: 16116 Type: REAL Owner #: 96297 Legal: GERDES-BREDTHAUER UN 2 MAGNOLIA OIL & GAS AB 330 WARD T W RRC #16116 Agent: 400 .000099 Override Royalty Category: G1 Railroad #: 16116 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$40 in 2024 as compared to \$50 in 2019 is a 20.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	16 16 16	24 24 24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	5,250	6,930	Lease: 16158	Type: REAL Owner #: 96297
ROAD & BRIDGE	C	5,250	6,930	Legal: DELLA	
DIME BOX ISD	C	4,200	5,550	MAGNOLIA OIL & GAS	
GIDDINGS ISD	C	1,050	1,390	AB 81 DOBBINS J	
				RRC #16158	
				.005579 Override Royalty	Agent: 400
				Category: G1	
				Railroad #: 16158	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$6,930 in 2024 as compared to \$5,970 in 2019 is a 16.08% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	5,250	630	6,300		
ROAD & BRIDGE	5,250	630	6,300		
DIME BOX ISD	4,200	510	5,040		
GIDDINGS ISD	1,050	130	1,260		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	1,120	1,430	Lease: 16971	Type: REAL Owner #: 96297
ROAD & BRIDGE	C	1,120	1,430	Legal: SPITZENBERGER H E 1	
DIME BOX ISD	C	1,120	1,430	S&JB LLC	
				AB 1 AUSTIN S F	
				RRC #16971	
				.018243 Override Royalty	Agent: 400
				Category: G1	
				Railroad #: 16971	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,430 in 2024 as compared to \$740 in 2019 is a 93.24% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,120	86	1,344		
ROAD & BRIDGE	1,120	86	1,344		
DIME BOX ISD	1,120	86	1,344		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		5,130	4,580	Lease: 17423	Type: REAL Owner #: 96297
ROAD & BRIDGE		5,130	4,580	Legal: SPITZENBERGER H E 1A	
DIME BOX ISD		5,130	4,580	BETRO INC	
				AB 1 AUSTIN S F	
				RRC #17423	
				.036486 Override Royalty	Agent: 400
				Category: G1	
				Railroad #: 17423	
HB1984: The Appraised value of \$4,580 in 2024 as compared to \$1,390 in 2019 is a 229.50% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	5,130	0	4,580		
ROAD & BRIDGE	5,130	0	4,580		
DIME BOX ISD	5,130	0	4,580		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	150	220	Lease: 18731	Type: REAL	Owner #: 96297
ROAD & BRIDGE	C	150	220	Legal: LEITKO UNIT		
GIDDINGS ISD	C	150	220	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #18731		
					Agent: 400	
				.000676 Override Royalty		
				Category: G1		
				Railroad #: 18731		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$220 in 2024 as compared to \$100 in 2019 is a 120.00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	150	40	180			
ROAD & BRIDGE	150	40	180			
GIDDINGS ISD	150	40	180			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	270	540	Lease: 19745	Type: REAL	Owner #: 96297
ROAD & BRIDGE	C	270	540	Legal: VICKI -1A-		
GIDDINGS ISD	C	270	540	U S OPERATING INC		
				AB 81 DOBBINS J		
				RRC #19745 TIK W/ENERVEST ETAL		
					Agent: 400	
				.000791 Override Royalty		
				Category: G1		
				Railroad #: 19745		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$540 in 2024 as compared to \$780 in 2019 is a 30.77% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	270	216	324			
ROAD & BRIDGE	270	216	324			
GIDDINGS ISD	270	216	324			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		340	340	Lease: 23856	Type: REAL	Owner #: 96297
ROAD & BRIDGE		340	340	Legal: JAN		
DIME BOX ISD		340	340	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #23856		
					Agent: 400	
				.000498 Override Royalty		
				Category: G1		
				Railroad #: 23856		
HB1984: The Appraised value of \$340 in 2024 as compared to \$290 in 2019 is a 17.24% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	340	0	340			
ROAD & BRIDGE	340	0	340			
DIME BOX ISD	340	0	340			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 220	230 230 230	Lease: 24064 Type: REAL Owner #: 96297 Legal: WES #1 & 2 ERNEST OPERATING CO AB 220 MCKEEN H RRC 24064 LEE 85% BURLESON 15% Agent: 400 .001254 Override Royalty Category: G1 Railroad #: 24064 HB1984: The Appraised value of \$230 in 2024 as compared to \$140 in 2019 is a 64.29% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 220	0 0 0	230 230 230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	260 260 260	Lease: 75992 Type: REAL Owner #: 96297 Legal: TISH #2 U S OPERATING INC AB 189 LAWRENCE C RRC #75992 Agent: 400 .002526 Override Royalty Category: G1 Railroad #: 75992 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$260 in 2024 as compared to \$260 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	140 140 140	92 92 92	168 168 168

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,300 1,300 1,300	2,050 2,050 2,050	Lease: 720288 Type: REAL Owner #: 96297 Legal: ZARAGOZA W#H062G MAGNOLIA OIL & GAS AB 81 DOBBINS J 2023 SUPP RRC 295190 Agent: 400 .000420 Override Royalty Category: G1 Railroad #: 295190 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,300 1,300 1,300	490 490 490	1,560 1,560 1,560

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	18,980	3,958	19,742		
ROAD & BRIDGE	18,980	3,958	19,742		
DIME BOX ISD	15,250	1,234	15,266		
GIDDINGS ISD	3,730	2,734	4,476		