

LEE CENTRAL APPRAISAL DISTRICT
898 E RICHMOND ST SUITE 100
GIDDINGS TX 78942-4252

832-243-9600

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: 96342 695

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

COFFMAN THOMAS D
33 ST CLAIRE AVE

CHARLOTTETOWN PEI C1A 2C7 CNDA



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 ROAD & BRIDGE DIME BOX ISD	130 130 130	170 170 170	Lease: 12548 Type: REAL Owner #: 96342 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548 .010492 Override Royalty Category: G1 Railroad #: 12548 Agent: 998
HB1984: The Appraised value of \$170 in 2023 as compared to \$820 in 2018 is a 79.27% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	0 0 0	170 170 170

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 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		190	1,060	Lease: 12554 Type: REAL Owner #: 96342 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554 Agent: 998 .007533 Override Royalty Category: G1 Railroad #: 12554
ROAD & BRIDGE		190	1,060	
DIME BOX ISD		190	1,060	
HB1984: The Appraised value of \$1,060 in 2023 as compared to \$2,270 in 2018 is a 53.30% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		190	0	1,060
ROAD & BRIDGE		190	0	1,060
DIME BOX ISD		190	0	1,060

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		130	160	Lease: 12836 Type: REAL Owner #: 96342 Legal: VIVIAN UNIT MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #12836 Agent: 998 .005423 Override Royalty Category: G1 Railroad #: 12836
ROAD & BRIDGE		130	160	
DIME BOX ISD		130	160	
HB1984: The Appraised value of \$160 in 2023 as compared to \$120 in 2018 is a 33.33% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		130	0	160
ROAD & BRIDGE		130	0	160
DIME BOX ISD		130	0	160

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,400	1,340	Lease: 16254 Type: REAL Owner #: 96342 Legal: JENSEN -7- MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254 Agent: 998 .001872 Override Royalty Category: G1 Railroad #: 16254
ROAD & BRIDGE		1,400	1,340	
DIME BOX ISD		1,400	1,340	
HB1984: The Appraised value of \$1,340 in 2023 as compared to \$1,240 in 2018 is a 8.06% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		1,400	0	1,340
ROAD & BRIDGE		1,400	0	1,340
DIME BOX ISD		1,400	0	1,340

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		660	1,660	Lease: 18886 Type: REAL Owner #: 96342 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886 Agent: 998 .006983 Override Royalty Category: G1 Railroad #: 18886
ROAD & BRIDGE		660	1,660	
DIME BOX ISD		660	1,660	
HB1984: The Appraised value of \$1,660 in 2023 as compared to \$380 in 2018 is a 336.84% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		660	0	1,660
ROAD & BRIDGE		660	0	1,660
DIME BOX ISD		660	0	1,660

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,790	1,590	Lease: 20529 Type: REAL Owner #: 96342 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529 .005606 Override Royalty Category: G1 Railroad #: 20529 Agent: 998
ROAD & BRIDGE		1,790	1,590	
DIME BOX ISD		1,790	1,590	
HB1984: The Appraised value of \$1,590 in 2023 as compared to \$1,310 in 2018 is a 21.37% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,790	0	1,590	
ROAD & BRIDGE	1,790	0	1,590	
DIME BOX ISD	1,790	0	1,590	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		7,410	6,260	Lease: 20743 Type: REAL Owner #: 96342 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743 .015092 Override Royalty Category: G1 Railroad #: 20743 Agent: 998
ROAD & BRIDGE		7,410	6,260	
DIME BOX ISD		3,710	3,130	
GIDDINGS ISD		3,710	3,130	
HB1984: The Appraised value of \$6,260 in 2023 as compared to \$8,180 in 2018 is a 23.47% decrease.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	7,410	0	6,260	
ROAD & BRIDGE	7,410	0	6,260	
DIME BOX ISD	3,710	0	3,130	
GIDDINGS ISD	3,710	0	3,130	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		20	30	Lease: 23071 Type: REAL Owner #: 96342 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071 .000067 Override Royalty Category: G1 Railroad #: 23071 Agent: 998
ROAD & BRIDGE		20	30	
DIME BOX ISD		20	30	
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	20	0	30	
ROAD & BRIDGE	20	0	30	
DIME BOX ISD	20	0	30	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,120	1,150	Lease: 23856 Type: REAL Owner #: 96342 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856 .001184 Override Royalty Category: G1 Railroad #: 23856 Agent: 998
ROAD & BRIDGE		1,120	1,150	
DIME BOX ISD		1,120	1,150	
HB1984: The Appraised value of \$1,150 in 2023 as compared to \$600 in 2018 is a 91.67% increase.				
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,120	0	1,150	
ROAD & BRIDGE	1,120	0	1,150	
DIME BOX ISD	1,120	0	1,150	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,580 3,580 2,080 1,500	6,560 6,560 3,800 2,750	Lease: 105504 Type: REAL Owner #: 96342 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504 .025807 Override Royalty Category: G1 Railroad #: 105504 Agent: 998
HB1984: The Appraised value of \$6,560 in 2023 as compared to \$5,570 in 2018 is a 17.77% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,580 3,580 2,080 1,500	0 0 0 0	6,560 6,560 3,800 2,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,380 1,380 1,380	1,530 1,530 1,530	Lease: 158022 Type: REAL Owner #: 96342 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022 .002357 Override Royalty Category: G1 Railroad #: 158022 Agent: 998
HB1984: The Appraised value of \$1,530 in 2023 as compared to \$910 in 2018 is a 68.13% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,380 1,380 1,380	0 0 0	1,530 1,530 1,530

Total of all Above Parcels			
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	17,810 17,810 11,230 6,590	0 0 0 0	21,510 21,510 14,090 7,410