

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

KOEHLER HERBERT J
2901 GREEN FOREST LN
PEARLAND TX 77581



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:	98060 2048
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 2023	PROPERTY DESCRIPTION
LEE COUNTY	10	30	Lease: 11564 Type: REAL Owner #: 98060
ROAD & BRIDGE	10	30	Legal: SCHNEIDER #1
GIDDINGS ISD	10	30	MAGNOLIA OIL & GAS
			AB 32 BARKER J
			RRC #11564
			.000174 Royalty Interest
			Category: G1
			Railroad #: 11564
No 2018 Hist			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY	10	0	30
ROAD & BRIDGE	10	0	30
GIDDINGS ISD	10	0	30

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](https://www.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 ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	180 180 180 180	1,140 1,140 1,140 1,140	Lease: 13802 Type: REAL Owner #: 98060 Legal: KOEHLER UNIT 2 CREATIVE OIL & GAS AB 20 VARELMAN J D & 80 CAMER RRC #13802 .021150 Royalty Interest Category: G1 Railroad #: 13802 HB1984: The Appraised value of \$1,140 in 2023 as compared to \$220 in 2018 is a 418.18% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	180 180 180 180	0 0 0 0	1,140 1,140 1,140 1,140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK		70 70 70 70	Lease: 15540 Type: REAL Owner #: 98060 Legal: KAPPLER-PLACKE UNIT MAGNOLIA OIL & GAS AB 20 VARELMAN J D RRC #15540 .002678 Royalty Interest Category: G1 Railroad #: 15540 HB1984: The Appraised value of \$70 in 2023 as compared to \$140 in 2018 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	0 0 0 0	0 0 0 0	70 70 70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	4,000 4,000 4,000 4,000	2,070 2,070 2,070 2,070	Lease: 17227 Type: REAL Owner #: 98060 Legal: LILLIE UNIT MAGNOLIA OIL & GAS AB 339 WHITEHURST J H RRC #17227 .006354 Royalty Interest Category: G1 Railroad #: 17227 HB1984: The Appraised value of \$2,070 in 2023 as compared to \$900 in 2018 is a 130.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	4,000 4,000 4,000 4,000	0 0 0 0	2,070 2,070 2,070 2,070

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION		
LEE COUNTY		4,500	2,320	Lease: 17227 Type: REAL Owner #: 98060		
ROAD & BRIDGE		4,500	2,320	Legal: LILLIE UNIT		
GIDDINGS ISD		4,500	2,320	MAGNOLIA OIL & GAS		
CUMMINGS CREEK		4,500	2,320	AB 339 WHITEHURST J H		
				RRC #17227		
				.007143 Override Royalty		
				Category: G1		
				Railroad #: 17227		
HB1984: The Appraised value of \$2,320 in 2023 as compared to \$1,020 in 2018 is a 127.45% increase.						
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)		
LEE COUNTY		4,500	0	2,320		
ROAD & BRIDGE		4,500	0	2,320		
GIDDINGS ISD		4,500	0	2,320		
CUMMINGS CREEK		4,500	0	2,320		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	8,690	0	5,630		
ROAD & BRIDGE	8,690	0	5,630		
GIDDINGS ISD	8,690	0	5,630		
CUMMINGS CREEK	8,680	0	5,600		

