

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: 98056 2044

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

KOCUREK ARNOLD JAMES  
220 CANADA VERDE ST  
SAN ANTONIO TX 78232-1141



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	220 220 220	210 210 210	Lease: 11992 Type: REAL Owner #: 98056 Legal: SANDY UNIT MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #11992  .000240 Royalty Interest Category: G1 Railroad #: 11992
HB1984: The Appraised value of \$210 in 2023 as compared to \$170 in 2018 is a 23.53% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	220 220 220	0 0 0	210 210 210

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](http://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		110	140	Lease: 12039 Type: REAL Owner #: 98056 Legal: STEIN J #1 MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #12039  .000240 Royalty Interest Category: G1 Railroad #: 12039  HB1984: The Appraised value of \$140 in 2023 as compared to \$90 in 2018 is a 55.56% increase.
ROAD & BRIDGE		110	140	
DIME BOX ISD		110	140	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	110	0	140	
ROAD & BRIDGE	110	0	140	
DIME BOX ISD	110	0	140	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		1,700	1,730	Lease: 12262 Type: REAL Owner #: 98056 Legal: MARY KAY 2 DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #12262  .125000 Royalty Interest Category: G1 Railroad #: 12262  HB1984: The Appraised value of \$1,730 in 2023 as compared to \$4,860 in 2018 is a 64.40% decrease.
ROAD & BRIDGE		1,700	1,730	
DIME BOX ISD		1,700	1,730	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	1,700	0	1,730	
ROAD & BRIDGE	1,700	0	1,730	
DIME BOX ISD	1,700	0	1,730	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		170	940	Lease: 12395 Type: REAL Owner #: 98056 Legal: MINERVA DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #12395  .002186 Royalty Interest Category: G1 Railroad #: 12395  HB1984: The Appraised value of \$940 in 2023 as compared to \$420 in 2018 is a 123.81% increase.
ROAD & BRIDGE		170	940	
DIME BOX ISD		170	940	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	170	0	940	
ROAD & BRIDGE	170	0	940	
DIME BOX ISD	170	0	940	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		90	70	Lease: 14028 Type: REAL Owner #: 98056 Legal: GREGORY THEODORE MAGNOLIA OIL & GAS AB 197 LOFTIN G B RRC #14028  .002606 Royalty Interest Category: G1 Railroad #: 14028  HB1984: The Appraised value of \$70 in 2023 as compared to \$430 in 2018 is a 83.72% decrease.
ROAD & BRIDGE		90	70	
DIME BOX ISD		90	70	
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY	90	0	70	
ROAD & BRIDGE	90	0	70	
DIME BOX ISD	90	0	70	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		4,930	3,440	Lease: 14702 Type: REAL Owner #: 98056
ROAD & BRIDGE		4,930	3,440	Legal: GAEKE LORETTA UNIT
DIME BOX ISD		4,930	3,440	DALLAS PETRO GROUP AB 1 AUSTIN S F RRC #14702
.009746 Royalty Interest Category: G1 Railroad #: 14702				
HB1984: The Appraised value of \$3,440 in 2023 as compared to \$620 in 2018 is a 454.84% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		4,930	0	3,440
ROAD & BRIDGE		4,930	0	3,440
DIME BOX ISD		4,930	0	3,440

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			10	Lease: 18291 Type: REAL Owner #: 98056
ROAD & BRIDGE			10	Legal: BERNDT B
DIME BOX ISD			10	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #18291
.005208 Royalty Interest Category: G1 Railroad #: 18291				
HB1984: The Appraised value of \$10 in 2023 as compared to \$350 in 2018 is a 97.14% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		0	0	10
ROAD & BRIDGE		0	0	10
DIME BOX ISD		0	0	10

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		160	210	Lease: 18873 Type: REAL Owner #: 98056
ROAD & BRIDGE		160	210	Legal: BERNDT B "A" 1/2A/3A
DIME BOX ISD		160	210	MAGNOLIA OIL & GAS AB 1 AUSTIN S F RRC #18873
.005208 Royalty Interest Category: G1 Railroad #: 18873				
HB1984: The Appraised value of \$210 in 2023 as compared to \$160 in 2018 is a 31.25% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		160	0	210
ROAD & BRIDGE		160	0	210
DIME BOX ISD		160	0	210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		70,450	63,220	Lease: 720139 Type: REAL Owner #: 98056
ROAD & BRIDGE		70,450	63,220	Legal: ATHENA W#1
DIME BOX ISD		70,450	63,220	DALLAS PETRO GROUP AB 1 AUSTIN S F RRC 218383
.043703 Royalty Interest Category: G1 Railroad #: 218383				
HB1984: The Appraised value of \$63,220 in 2023 as compared to \$22,400 in 2018 is a 182.23% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		70,450	0	63,220
ROAD & BRIDGE		70,450	0	63,220
DIME BOX ISD		70,450	0	63,220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,160 1,160 1,160	4,200 4,200 4,200	Lease: 720140 Type: REAL Owner #: 98056 Legal: MARY KAY 1 DALLAS PETRO GROUP AB 1 AUSTIN S F RRC 26007  .125000 Royalty Interest Category: G1 Railroad #: 26007  HB1984: The Appraised value of \$4,200 in 2023 as compared to \$5,550 in 2018 is a 24.32% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,160 1,160 1,160	0 0 0	4,200 4,200 4,200

**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	78,990 78,990 78,990	0 0 0	74,170 74,170 74,170