

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

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



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.

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 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 DIME BOX ISD	110 110 110	140 140 140	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.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	110 110 110	0 0 0	140 140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,700 1,700 1,700	1,730 1,730 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.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,700 1,700 1,700	0 0 0	1,730 1,730 1,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	940 940 940	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.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	170 170 170	0 0 0	940 940 940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	70 70 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.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	90 90 90	0 0 0	70 70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,930 4,930 4,930	3,440 3,440 3,440	Lease: 14702 Type: REAL Owner #: 98056 Legal: GAEKE LORETTA UNIT 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 ROAD & BRIDGE DIME BOX ISD	4,930 4,930 4,930	0 0 0	3,440 3,440 3,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		10 10 10	Lease: 18291 Type: REAL Owner #: 98056 Legal: BERNDT B 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 ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	160 160 160	210 210 210	Lease: 18873 Type: REAL Owner #: 98056 Legal: BERNDT B "A" 1/2A/3A 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 ROAD & BRIDGE DIME BOX ISD	160 160 160	0 0 0	210 210 210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70,450 70,450 70,450	63,220 63,220 63,220	Lease: 720139 Type: REAL Owner #: 98056 Legal: ATHENA W#1 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 ROAD & BRIDGE DIME BOX ISD	70,450 70,450 70,450	0 0 0	63,220 63,220 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		