

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 FAMILY TRUST  
%THOMAS M KOCUREK  
100 RITTIMAN RD  
SAN ANTONIO TX 78209-4567

|||||

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: 98058 2046  
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 #: 98058 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 #: 98058 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	90 90 90	70 70 70	Lease: 14028 Type: REAL Owner #: 98058 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	4,110 4,110 4,110	39,210 39,210 39,210	Lease: 17030 Type: REAL Owner #: 98058 Legal: OLGA DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #17030  .136745 Royalty Interest Category: G1 Railroad #: 17030  HB1984: The Appraised value of \$39,210 in 2023 as compared to \$1,340 in 2018 is a 2826.12% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	4,110 4,110 4,110	0 0 0	39,210 39,210 39,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		10 10 10	Lease: 18291 Type: REAL Owner #: 98058 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 #: 98058 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	1,800 1,800 1,800	1,950 1,950 1,950	Lease: 24523 Type: REAL Owner #: 98058 Legal: WOLZ 1H & 2RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #24523  .001824 Royalty Interest Category: G1 Railroad #: 24523  HB1984: The Appraised value of \$1,950 in 2023 as compared to \$1,790 in 2018 is a 8.94% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,800 1,800 1,800	0 0 0	1,950 1,950 1,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	131,060 131,060 131,060	117,610 117,610 117,610	Lease: 720139 Type: REAL Owner #: 98058 Legal: ATHENA W#1 DALLAS PETRO GROUP AB 1 AUSTIN S F RRC 218383  .081297 Royalty Interest Category: G1 Railroad #: 218383  HB1984: The Appraised value of \$117,610 in 2023 as compared to \$41,670 in 2018 is a 182.24% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	131,060 131,060 131,060	0 0 0	117,610 117,610 117,610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	141,820 141,820 141,820	190,300 190,300 190,300	Lease: 720241 Type: REAL Owner #: 98058 Legal: MCCOY 1H CHESAPEAKE OPERATING AB 22 WALLACE J Y RRC 27722 DP 842752  .022458 Royalty Interest Category: G1 Railroad #: 27722  No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	141,820 141,820 141,820	0 0 0	190,300 190,300 190,300

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	279,370	0	349,710		
ROAD & BRIDGE	279,370	0	349,710		
DIME BOX ISD	279,370	0	349,710		