

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: 98058 2046

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

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



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](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 #: 98058
ROAD & BRIDGE		110	140	Legal: STEIN J #1
DIME BOX ISD		110	140	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		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		90	70	Lease: 14028 Type: REAL Owner #: 98058
ROAD & BRIDGE		90	70	Legal: GREGORY THEODORE
DIME BOX ISD		90	70	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		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		4,110	39,210	Lease: 17030 Type: REAL Owner #: 98058
ROAD & BRIDGE		4,110	39,210	Legal: OLGA
DIME BOX ISD		4,110	39,210	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		4,110	0	39,210
ROAD & BRIDGE		4,110	0	39,210
DIME BOX ISD		4,110	0	39,210

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY			10	Lease: 18291 Type: REAL Owner #: 98058
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 #: 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
ROAD & BRIDGE		160	210	
DIME BOX ISD		160	210	
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		1,800	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
ROAD & BRIDGE		1,800	1,950	
DIME BOX ISD		1,800	1,950	
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		1,800	0	1,950
ROAD & BRIDGE		1,800	0	1,950
DIME BOX ISD		1,800	0	1,950

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		131,060	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
ROAD & BRIDGE		131,060	117,610	
DIME BOX ISD		131,060	117,610	
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		131,060	0	117,610
ROAD & BRIDGE		131,060	0	117,610
DIME BOX ISD		131,060	0	117,610

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		141,820	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
ROAD & BRIDGE		141,820	190,300	
DIME BOX ISD		141,820	190,300	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		141,820	0	190,300
ROAD & BRIDGE		141,820	0	190,300
DIME BOX ISD		141,820	0	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		