

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 ROAD & BRIDGE GIDDINGS ISD No 2018 Hist	10 10 10	30 30 30	Lease: 11564 Type: REAL Owner #: 98060 Legal: SCHNEIDER #1 MAGNOLIA OIL & GAS AB 32 BARKER J RRC #11564 .000174 Royalty Interest Category: G1 Railroad #: 11564
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	0 0 0	30 30 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 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		180	1,140	Lease: 13802	Type: REAL Owner #: 98060
ROAD & BRIDGE		180	1,140	Legal: KOEHLER UNIT 2	
GIDDINGS ISD		180	1,140	CREATIVE OIL & GAS	
CUMMINGS CREEK		180	1,140	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		180	0	1,140	
ROAD & BRIDGE		180	0	1,140	
GIDDINGS ISD		180	0	1,140	
CUMMINGS CREEK		180	0	1,140	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY			70	Lease: 15540	Type: REAL Owner #: 98060
ROAD & BRIDGE			70	Legal: KAPPLER-PLACKE UNIT	
GIDDINGS ISD			70	MAGNOLIA OIL & GAS	
CUMMINGS CREEK			70	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		0	0	70	
ROAD & BRIDGE		0	0	70	
GIDDINGS ISD		0	0	70	
CUMMINGS CREEK		0	0	70	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY		4,000	2,070	Lease: 17227	Type: REAL Owner #: 98060
ROAD & BRIDGE		4,000	2,070	Legal: LILLIE UNIT	
GIDDINGS ISD		4,000	2,070	MAGNOLIA OIL & GAS	
CUMMINGS CREEK		4,000	2,070	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		4,000	0	2,070	
ROAD & BRIDGE		4,000	0	2,070	
GIDDINGS ISD		4,000	0	2,070	
CUMMINGS CREEK		4,000	0	2,070	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	4,500 4,500 4,500 4,500	2,320 2,320 2,320 2,320	Lease: 17227 Type: REAL Owner #: 98060 Legal: LILLIE UNIT MAGNOLIA OIL & GAS 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 ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	4,500 4,500 4,500 4,500	0 0 0 0	2,320 2,320 2,320 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 ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	8,690 8,690 8,690 8,680	0 0 0 0	5,630 5,630 5,630 5,600

