

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

COFFMAN THOMAS D  
33 ST CLAIRE AVE

CHARLOTTETOWN PEI C1A 2C7 CNDA



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: 96342 695  
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	130 130 130	170 170 170	Lease: 12548 Type: REAL Owner #: 96342 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548 Agent: 998 .010492 Override Royalty Category: G1 Railroad #: 12548
HB1984: The Appraised value of \$170 in 2023 as compared to \$820 in 2018 is a 79.27% decrease.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	0 0 0	170 170 170

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	190 190 190	1,060 1,060 1,060	Lease: 12554 Type: REAL Owner #: 96342 Legal: DEBBIE U S OPERATING INC AB 189 LAWRENCE C RRC #12554  .007533 Override Royalty Category: G1 Railroad #: 12554  Agent: 998  HB1984: The Appraised value of \$1,060 in 2023 as compared to \$2,270 in 2018 is a 53.30% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	190 190 190	0 0 0	1,060 1,060 1,060

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	160 160 160	Lease: 12836 Type: REAL Owner #: 96342 Legal: VIVIAN UNIT MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #12836  .005423 Override Royalty Category: G1 Railroad #: 12836  Agent: 998  HB1984: The Appraised value of \$160 in 2023 as compared to \$120 in 2018 is a 33.33% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	130 130 130	0 0 0	160 160 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,400 1,400 1,400	1,340 1,340 1,340	Lease: 16254 Type: REAL Owner #: 96342 Legal: JENSEN -7- MAGNOLIA OIL & GAS AB 189 LAWRENCE C RRC #16254  .001872 Override Royalty Category: G1 Railroad #: 16254  Agent: 998  HB1984: The Appraised value of \$1,340 in 2023 as compared to \$1,240 in 2018 is a 8.06% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,400 1,400 1,400	0 0 0	1,340 1,340 1,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	660 660 660	1,660 1,660 1,660	Lease: 18886 Type: REAL Owner #: 96342 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886  .006983 Override Royalty Category: G1 Railroad #: 18886  Agent: 998  HB1984: The Appraised value of \$1,660 in 2023 as compared to \$380 in 2018 is a 336.84% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	660 660 660	0 0 0	1,660 1,660 1,660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,790 1,790 1,790	1,590 1,590 1,590	Lease: 20529 Type: REAL Owner #: 96342 Legal: JENSEN U S OPERATING INC AB 189 LAWRENCE C RRC #20529  Agent: 998  .005606 Override Royalty Category: G1 Railroad #: 20529  HB1984: The Appraised value of \$1,590 in 2023 as compared to \$1,310 in 2018 is a 21.37% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,790 1,790 1,790	0 0 0	1,590 1,590 1,590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	7,410 7,410 3,710 3,710	6,260 6,260 3,130 3,130	Lease: 20743 Type: REAL Owner #: 96342 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743  Agent: 998  .015092 Override Royalty Category: G1 Railroad #: 20743  HB1984: The Appraised value of \$6,260 in 2023 as compared to \$8,180 in 2018 is a 23.47% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	7,410 7,410 3,710 3,710	0 0 0 0	6,260 6,260 3,130 3,130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	30 30 30	Lease: 23071 Type: REAL Owner #: 96342 Legal: FLORENCE UNIT U S OPERATING INC AB 22 WALLACE J Y RRC #23071  Agent: 998  .000067 Override Royalty Category: G1 Railroad #: 23071  HB1984: The Appraised value of \$30 in 2023 as compared to \$10 in 2018 is a 200.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	20 20 20	0 0 0	30 30 30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,120 1,120 1,120	1,150 1,150 1,150	Lease: 23856 Type: REAL Owner #: 96342 Legal: JAN U S OPERATING INC AB 189 LAWRENCE C RRC #23856  Agent: 998  .001184 Override Royalty Category: G1 Railroad #: 23856  HB1984: The Appraised value of \$1,150 in 2023 as compared to \$600 in 2018 is a 91.67% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,120 1,120 1,120	0 0 0	1,150 1,150 1,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,580 3,580 2,080 1,500	6,560 6,560 3,800 2,750	Lease: 105504 Type: REAL Owner #: 96342 Legal: JANETTE #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #105504  .025807 Override Royalty Category: G1 Railroad #: 105504 Agent: 998  HB1984: The Appraised value of \$6,560 in 2023 as compared to \$5,570 in 2018 is a 17.77% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD GIDDINGS ISD	3,580 3,580 2,080 1,500	0 0 0 0	6,560 6,560 3,800 2,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,380 1,380 1,380	1,530 1,530 1,530	Lease: 158022 Type: REAL Owner #: 96342 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022  .002357 Override Royalty Category: G1 Railroad #: 158022 Agent: 998  HB1984: The Appraised value of \$1,530 in 2023 as compared to \$910 in 2018 is a 68.13% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,380 1,380 1,380	0 0 0	1,530 1,530 1,530

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 GIDDINGS ISD	17,810 17,810 11,230 6,590	0 0 0 0	21,510 21,510 14,090 7,410		