

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: 94072 1163

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

FLORES DAWN LEHMANN
2600 ZAMBIA DR
CEDAR PARK TX 78613-1553



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	2,180 2,180 2,180	9,480 9,480 9,480	Lease: 13672 Type: REAL Owner #: 94072 Legal: GANTT W1 MAGNOLIA OIL & GAS AB 226 MCNEESE I & 68 CROSBY RRC #13672 .020678 Royalty Interest Category: G1 Railroad #: 13672
HB1984: The Appraised value of \$9,480 in 2023 as compared to \$3,760 in 2018 is a 152.13% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,180 2,180 2,180	0 0 0	9,480 9,480 9,480

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 GIDDINGS ISD	1,480 1,480 1,480	2,180 2,180 2,180	Lease: 23334 Type: REAL Owner #: 94072 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334 .007779 Royalty Interest Category: G1 Railroad #: 23334 HB1984: The Appraised value of \$2,180 in 2023 as compared to \$2,430 in 2018 is a 10.29% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	1,480 1,480 1,480	0 0 0	2,180 2,180 2,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK G		20 20 20 10	Lease: 720259 Type: REAL Owner #: 94072 Legal: STATLER IRONROC ENERGY AB 165 DEWITT G LEE@23% RRC 22161 FAY@77% .000035 Royalty Interest Category: G1 Railroad #: 22161 Exemptions : G=LESS THAN \$500 MIN INT No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	0 0 0 0	0 0 0 10	20 20 20 0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,970 3,970 3,970	4,120 4,120 4,120	Lease: 720268 Type: REAL Owner #: 94072 Legal: CASTLEWOOD 'A' 1H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27973 87%LEE/13%WAS .000280 Royalty Interest Category: G1 Railroad #: 27973 No 2018 Hist
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,970 3,970 3,970	0 0 0	4,120 4,120 4,120

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		3,220 3,220 3,220	3,910 3,910 3,910	Lease: 720269 Type: REAL Owner #: 94072 Legal: CASTLEWOOD 'B' 2H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27974 87%LEE/13%WAS .000280 Royalty Interest Category: G1 Railroad #: 27974	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		3,220 3,220 3,220	0 0 0	3,910 3,910 3,910	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2018 Hist		3,820 3,820 3,820	5,720 5,720 5,720	Lease: 720270 Type: REAL Owner #: 94072 Legal: CASTLEWOOD 'C' 3H MAGNOLIA OIL & GAS AB 342 WELCH R G RRC 27975 .000280 Royalty Interest Category: G1 Railroad #: 27975	
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD		3,820 3,820 3,820	0 0 0	5,720 5,720 5,720	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	14,670	0	25,430		
ROAD & BRIDGE	14,670	0	25,430		
GIDDINGS ISD	14,670	0	25,430		
CUMMINGS CREEK	0	10	0		

