

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

info@leecad.net

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



APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/17/2024 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: 5-24-2024
ARB Hearing: 6-17-2024
Owner: 94072 1170

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 2024	PROPERTY DESCRIPTION	
LEE COUNTY	C	9,480	14,270	Lease: 13672	Type: REAL Owner #: 94072
ROAD & BRIDGE	C	9,480	14,270	Legal: GANTT W1	
GIDDINGS ISD	C	9,480	14,270	MAGNOLIA OIL & GAS AB 226 MCNEESE I & 68 CROSBY RRC #13672	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.020678 Royalty Interest	
HB1984: The Appraised value of \$14,270 in 2024 as compared				Category: G1	
				Railroad #: 13672	
				to \$4,600 in 2019 is a 210.22% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	9,480	2,894	11,376		
ROAD & BRIDGE	9,480	2,894	11,376		
GIDDINGS ISD	9,480	2,894	11,376		

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist		180 180 180	Lease: 22110 Type: REAL Owner #: 94072 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110 .000406 Royalty Interest Category: G1 Railroad #: 22110		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	180 180 180		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD HB1984: The Appraised value of \$1,960 in 2024 as compared to \$2,760 in 2019 is a 28.99% decrease.	2,180 2,180 2,180	1,960 1,960 1,960	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		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,180 2,180 2,180	0 0 0	1,960 1,960 1,960		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist		610 610 610	Lease: 720249 Type: REAL Owner #: 94072 Legal: LEHMANN HEIRS UNIT 2H MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912 .000406 Royalty Interest Category: G1 Railroad #: 22110		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	610 610 610		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK G Deductions: (G)=LESS THAN \$500 MIN INT No 2019 Hist	20 20 20 10	90 90 90 60	Lease: 720259 Type: REAL Owner #: 94072 Legal: STATLER PALEO OIL COMPANY AB 165 DEWITT G LEE@23% RRC 22161 FAY@77% .000184 Royalty Interest Category: G1 Railroad #: 22161		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	20 20 20 0	0 0 0 60	90 90 90 0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,520	4,380	Lease: 720268	Type: REAL	Owner #: 94072
ROAD & BRIDGE	C	3,520	4,380	Legal: CASTLEWOOD 'A' 1H		
GIDDINGS ISD	C	3,520	4,380	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27973	87%LEE/13%WAS	
				.000280 Royalty Interest		
				Category: G1		
				Railroad #:	27973	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,520	156	4,224		
ROAD & BRIDGE		3,520	156	4,224		
GIDDINGS ISD		3,520	156	4,224		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		3,440	3,110	Lease: 720269	Type: REAL	Owner #: 94072
ROAD & BRIDGE		3,440	3,110	Legal: CASTLEWOOD 'B' 2H		
GIDDINGS ISD		3,440	3,110	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27974	87%LEE/13%WAS	
				.000280 Royalty Interest		
				Category: G1		
				Railroad #:	27974	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,440	0	3,110		
ROAD & BRIDGE		3,440	0	3,110		
GIDDINGS ISD		3,440	0	3,110		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	3,490	5,370	Lease: 720270	Type: REAL	Owner #: 94072
ROAD & BRIDGE	C	3,490	5,370	Legal: CASTLEWOOD 'C' 3H		
GIDDINGS ISD	C	3,490	5,370	MAGNOLIA OIL & GAS		
				AB 342 WELCH R G		
				RRC 27975		
				.000280 Royalty Interest		
				Category: G1		
				Railroad #:	27975	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		3,490	1,182	4,188		
ROAD & BRIDGE		3,490	1,182	4,188		
GIDDINGS ISD		3,490	1,182	4,188		

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
LEE COUNTY	22,130	4,232	25,738			
ROAD & BRIDGE	22,130	4,232	25,738			
GIDDINGS ISD	22,130	4,232	25,738			
CUMMINGS CREEK	0	60	0			

