

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

CAMPBELL DIANE W  
8160 HABERSHAM WATERS RD  
SANDY SPRINGS GA 30350-4609



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: 96187 599  
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 ROAD & BRIDGE DIME BOX ISD	210 210 210	200 200 200	Lease: 12785 Type: REAL Owner #: 96187 Legal: ZGABAY EDWIN "D" 3RE & 4 MAGNOLIA OIL & GAS AB 152 HALL E H RRC #12785  .000273 Override Royalty Category: G1 Railroad #: 12785  HB1984: The Appraised value of \$200 in 2024 as compared to \$110 in 2019 is a 81.82% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	210 210 210	0 0 0	200 200 200

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,

Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		10 10 10	Lease: 12854 Type: REAL Owner #: 96187 Legal: ZCABAY EDWIN -6- MAGNOLIA OIL & GAS AB 152 HALL E H RRC #12854  .000273 Override Royalty Category: G1 Railroad #: 12854  HB1984: The Appraised value of \$10 in 2024 as compared to \$20 in 2019 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	600 600 600	520 520 520	Lease: 14516 Type: REAL Owner #: 96187 Legal: LEHMANN IRA J W#4 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 14516  .000263 Override Royalty Category: G1 Railroad #: 14516  HB1984: The Appraised value of \$520 in 2024 as compared to \$890 in 2019 is a 41.57% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	600 600 600	0 0 0	520 520 520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	20 20 20	Lease: 22110 Type: REAL Owner #: 96187 Legal: LEHMANN HEIRS OL UNIT 1RE MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC #22110  .000040 Override Royalty Category: G1 Railroad #: 22110  HB1984: The Appraised value of \$20 in 2024 as compared to \$50 in 2019 is a 60.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	30 30 30	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 10 C 10 C 10	20 20 20	Lease: 22266 Type: REAL Owner #: 96187 Legal: WEEKS-LEHMANN UNIT W1 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #22266  .000020 Override Royalty Category: G1 Railroad #: 22266  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$20 in 2024 as compared to \$10 in 2019 is a 100.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	10 10 10	8 8 8	12 12 12

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	120	240	Lease: 22317	Type: REAL	Owner #: 96187
ROAD & BRIDGE	C	120	240	Legal: LEHMANN IRA #2RE		
GIDDINGS ISD	C	120	240	MAGNOLIA OIL & GAS		
				AB 1 AUSTIN S F		
				RRC #22317 LEE 91.7%		
				.000331 Override Royalty		
				Category: G1		
				Railroad #: 22317		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$240 in 2024 as compared to \$510 in 2019 is a 52.94% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	120	96	144			
ROAD & BRIDGE	120	96	144			
GIDDINGS ISD	120	96	144			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		300	320	Lease: 200509	Type: REAL	Owner #: 96187
ROAD & BRIDGE		300	320	Legal: BOWERS J A ESTATE #2		
DIME BOX ISD		300	320	MAGNOLIA OIL & GAS		
				AB 152 HALL E H		
				RRC #200509		
				.000859 Override Royalty		
				Category: G1		
				Railroad #: 200509		
HB1984: The Appraised value of \$320 in 2024 as compared to \$220 in 2019 is a 45.45% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	300	0	320			
ROAD & BRIDGE	300	0	320			
DIME BOX ISD	300	0	320			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	220	490	Lease: 720189	Type: REAL	Owner #: 96187
ROAD & BRIDGE	C	220	490	Legal: WEEKS-LEHMANN UNIT W2		
GIDDINGS ISD	C	220	490	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC 22266 DP 786023		
				.000176 Override Royalty		
				Category: G1		
				Railroad #: 22266		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$490 in 2024 as compared to \$530 in 2019 is a 7.55% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	220	226	264			
ROAD & BRIDGE	220	226	264			
GIDDINGS ISD	220	226	264			

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	90 90 90	60 60 60	Lease: 720249 Type: REAL Legal: LEHMANN HEIRS UNIT 2H MAGNOLIA OIL & GAS AB 4 BOATWRIGHT F RRC 22110 DP 854912  .000040 Override Royalty Category: G1 Railroad #: 22110	Owner #: 96187	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	90 90 90	0 0 0	60 60 60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		420 420 420	Lease: 720293 Type: REAL Legal: BRUISER GOLD W#H05BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28086  .000108 Override Royalty Category: G1 Railroad #: 28086	Owner #: 96187	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	420 420 420		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		1,890 1,890 1,890	Lease: 720294 Type: REAL Legal: BRUISER GREEN W#H03BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28100  .000108 Override Royalty Category: G1 Railroad #: 28100	Owner #: 96187	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	1,890 1,890 1,890		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		430 430 430	Lease: 720295 Type: REAL Legal: BRUISER PAW W#H01BB MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 28087  .000108 Override Royalty Category: G1 Railroad #: 28087	Owner #: 96187	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	430 430 430		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	1,580	330	4,290		
ROAD & BRIDGE	1,580	330	4,290		
DIME BOX ISD	510	0	530		
GIDDINGS ISD	1,070	330	3,760		

