

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

GROEN MARY TERESA
2217 PICADILLY LN
DENTON TX 76209-8637



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: 97268 1419

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		40	60	Lease: 14018 Type: REAL Owner #: 97268
ROAD & BRIDGE	C		40	60	Legal: LOWERY
DIME BOX ISD	G C		40	60	MAGNOLIA OIL & GAS AB 17 REEL R J W RRC 293870
					.031250 Royalty Interest Category: G1 Railroad #: 14018
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$60 in 2024 as compared to \$490 in 2019 is a 87.76% decrease.					
Taxing Units	Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)
LEE COUNTY	40		12		48
ROAD & BRIDGE	40		12		48
DIME BOX ISD	0		60		0

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	C		340	790	Lease: 22870	Type: REAL Owner #: 97268
ROAD & BRIDGE	C		340	790	Legal: STEGMUELLER #3	
DIME BOX ISD	G C		340	790	WILDFIRE ENERGY OPER AB 17 REEL RJW (BUR AB49 REEL) RRC #22870 LEE 35% BURL 65%	
					.004556 Royalty Interest Category: G1 Railroad #: 22870	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$790 in 2024 as compared to \$140 in 2019 is a 464.29% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		340	382	408		
ROAD & BRIDGE		340	382	408		
DIME BOX ISD		0	790	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		70	60	Lease: 23334 Type: REAL Owner #: 97268		
ROAD & BRIDGE		70	60	Legal: LEHMANN-BLUME 1RE		
GIDDINGS ISD		70	60	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #23334		
				.000255 Royalty Interest		
				Category: G1		
				Railroad #: 23334		
No 2019 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	70	0	60			
ROAD & BRIDGE	70	0	60			
GIDDINGS ISD	70	0	60			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	5,900	290,660	Lease: 720233 Type: REAL Owner #: 97268		
ROAD & BRIDGE	C	5,900	290,660	Legal: DUNKIN UNIT W#H020B		
GIDDINGS ISD	C	5,900	290,660	MAGNOLIA OIL & GAS		
				AB 384 POPPONOE J 94%LEE		
				RRC 27708 6%WASH		
				.004246 Royalty Interest		
				Category: G1		
				Railroad #: 27708		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$290,660 in 2024 as compared to \$45,390 in 2019 is a 540.36% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		5,900	283,580	7,080		
ROAD & BRIDGE		5,900	283,580	7,080		
GIDDINGS ISD		5,900	283,580	7,080		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist		44,120 44,120 44,120	Lease: 720296 Type: REAL Owner #: 97268 Legal: SPARKY W#H01SS MAGNOLIA OIL & GAS AB 165 DEWITT G LEE@73% RRC 28079 FAY@9%/WAS@18% .002682 Royalty Interest Category: G1 Railroad #: 28079
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	0	0	44,120
ROAD & BRIDGE	0	0	44,120
GIDDINGS ISD	0	0	44,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD No 2019 Hist		29,130 29,130 29,130	Lease: 720297 Type: REAL Owner #: 97268 Legal: SUNDEVIL W#H03SS MAGNOLIA OIL & GAS AB 165 DEWITT G LEE@73% API 149.33548 FAY@9%/WAS@18% .002585 Royalty Interest Category: G1 Railroad #: 28102
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	0	0	29,130
ROAD & BRIDGE	0	0	29,130
GIDDINGS ISD	0	0	29,130

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	6,350	283,974	80,846		
ROAD & BRIDGE	6,350	283,974	80,846		
DIME BOX ISD	0	850	0		
GIDDINGS ISD	5,970	283,580	80,390		

