

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

JAEHNE HERMAN  
4018 SHADY SPRINGS DR  
SEABROOK TX 77586



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:	97762 1787
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	940	1,880	Lease: 12546	Type: REAL	Owner #: 97762
ROAD & BRIDGE	C	940	1,880	Legal: JUDY #2		
GIDDINGS ISD	C	940	1,880	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC 12546		
				.001320 Royalty Interest		
				Category: G1		
				Railroad #: 12546		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,880 in 2024 as compared to \$1,320 in 2019 is a 42.42% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		940	752	1,128		
ROAD & BRIDGE		940	752	1,128		
GIDDINGS ISD		940	752	1,128		

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 DIME BOX ISD	20 20 20	20 20 20	Lease: 12574 Type: REAL Owner #: 97762 Legal: STANDRIDGE PAULA DALLAS PETRO GROUP AB 22 WALLACE J Y RRC #12574  .002128 Override Royalty Category: G1 Railroad #: 12574  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 DIME BOX ISD	20 20 20	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 2,090 C 2,090 C 2,090	3,560 3,560 3,560	Lease: 13687 Type: REAL Owner #: 97762 Legal: CLEOPATRA UNIT I 1RE & 2H MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #13687  .001200 Override Royalty Category: G1 Railroad #: 13687  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,560 in 2024 as compared to \$380 in 2019 is a 836.84% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	2,090 2,090 2,090	1,052 1,052 1,052	2,508 2,508 2,508

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	15,430 15,430 15,430	13,410 13,410 13,410	Lease: 14516 Type: REAL Owner #: 97762 Legal: LEHMANN IRA J W#4 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 14516  .006772 Royalty Interest Category: G1 Railroad #: 14516  HB1984: The Appraised value of \$13,410 in 2024 as compared to \$22,790 in 2019 is a 41.16% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	15,430 15,430 15,430	0 0 0	13,410 13,410 13,410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	C 50 C 50 C 50	70 70 70	Lease: 15131 Type: REAL Owner #: 97762 Legal: DONNA "W" UNIT 1-H W#2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC #15131 LEE 89% WASH 11%  .000439 Override Royalty Category: G1 Railroad #: 15131  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$70 in 2024 as compared to \$70 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	10 10 10	60 60 60

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	40	50	Lease: 15261	Type: REAL	Owner #: 97762
ROAD & BRIDGE	C	40	50	Legal: GREGORY MARGARET 1RE		
DIME BOX ISD	C	40	50	DALLAS PETRO GROUP		
				AB 22 WALLACE J Y		
				RRC #15261		
				.000526 Override Royalty		
				Category: G1		
				Railroad #: 15261		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$50 in 2024 as compared to \$60 in 2019 is a 16.67% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		40	2	48		
ROAD & BRIDGE		40	2	48		
DIME BOX ISD		40	2	48		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	10	30	Lease: 17489	Type: REAL	Owner #: 97762
ROAD & BRIDGE	C	10	30	Legal: BALCAR 1		
DIME BOX ISD	C	10	30	MAGNOLIA OIL & GAS		
				AB 152 HALL E H		
				RRC #17489		
				.000789 Override Royalty		
				Category: G1		
				Railroad #: 17489		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$30 in 2024 as compared to \$650 in 2019 is a 95.38% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10	18	12		
ROAD & BRIDGE		10	18	12		
DIME BOX ISD		10	18	12		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		1,230	980	Lease: 17802	Type: REAL	Owner #: 97762
ROAD & BRIDGE		1,230	980	Legal: HOFFMAN CUS UNIT		
GIDDINGS ISD		1,230	980	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J		
				RRC #17802		
				.008153 Override Royalty		
				Category: G1		
				Railroad #: 17802		
HB1984: The Appraised value of \$980 in 2024 as compared to \$1,210 in 2019 is a 19.01% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,230	0	980		
ROAD & BRIDGE		1,230	0	980		
GIDDINGS ISD		1,230	0	980		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist		10 10 10	Lease: 18340 Type: REAL Owner #: 97762 Legal: GARRETT TERESA UNIT MAGNOLIA OIL & GAS AB 2 BEST H RRC 286865 18340  .001484 Override Royalty Category: G1 Railroad #: 18340
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	0 0 0	0 0 0	10 10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C	50 50 50	100 100 100	Lease: 85810 Type: REAL Owner #: 97762 Legal: LEITKO CURTIS #1 MAGNOLIA OIL & GAS AB 98 ESTES A RRC #085810  .000868 Override Royalty Category: G1 Railroad #: 85810
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$100 in 2024 as compared to \$20 in 2019 is a 400.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	50 50 50	40 40 40	60 60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C	330 330 330	480 480 480	Lease: 86219 Type: REAL Owner #: 97762 Legal: LEITKO CURTIS #2 MAGNOLIA OIL & GAS  RRC #086219  .000869 Override Royalty Category: G1 Railroad #: 86219
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$480 in 2024 as compared to \$740 in 2019 is a 35.14% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	330 330 330	84 84 84	396 396 396

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	20 20 20	Lease: 103617 Type: REAL Owner #: 97762 Legal: STRANGER T UNIT 4 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #103617  .000022 Override Royalty Category: G1 Railroad #: 103617  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	20 20 20	0 0 0	20 20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	130 130 130	110 110 110	Lease: 143718 Type: REAL Owner #: 97762 Legal: AMERICA UNIT #1 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #143718  .000550 Override Royalty Category: G1 Railroad #: 143718  HB1984: The Appraised value of \$110 in 2024 as compared to \$140 in 2019 is a 21.43% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	130 130 130	0 0 0	110 110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	50 50 50	Lease: 148761 Type: REAL Owner #: 97762 Legal: HUFF "C" #2 MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #148761  .000633 Override Royalty Category: G1 Railroad #: 148761  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	20 20 20	26 26 26	24 24 24

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,430 1,430 1,430	1,500 1,500 1,500	Lease: 720241 Type: REAL Owner #: 97762 Legal: MCCOY 1H WILDFIRE ENERGY OPER AB 22 WALLACE J Y RRC 27722 DP 842752  .000222 Override Royalty Category: G1 Railroad #: 27722  No 2019 Hist
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	1,430 1,430 1,430	0 0 0	1,500 1,500 1,500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	3,090 3,090 3,090	2,910 2,910 2,910	Lease: 720284 Type: REAL Owner #: 97762 Legal: ZION LODGE W#H012N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@38% RRC 28092 WASH@62%  .000664 Override Royalty Category: G1 Railroad #: 28092
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	3,090 3,090 3,090	0 0 0	2,910 2,910 2,910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD  No 2019 Hist	5,280 5,280 5,280	4,290 4,290 4,290	Lease: 720285 Type: REAL Owner #: 97762 Legal: ZION RIVER W#H032N MAGNOLIA OIL & GAS AB 192 BRANDER W LEE@46% RRC 28093 WASH@54%  .000664 Override Royalty Category: G1 Railroad #: 28093
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	5,280 5,280 5,280	0 0 0	4,290 4,290 4,290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	420 420 420	910 910 910	Lease: 720286 Type: REAL Owner #: 97762 Legal: BUCKY BADGER W#H02BB MAGNOLIA OIL & GAS AB 2 BEST H 2023 SUPP RRC 295191  .000094 Override Royalty Category: G1 Railroad #: 295191
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	420 420 420	406 406 406	504 504 504

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY C ROAD & BRIDGE C GIDDINGS ISD C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	320 320 320	500 500 500	Lease: 720287 Type: REAL Owner #: 97762 Legal: BUCKY BADGER UW W#H04BB MAGNOLIA OIL & GAS AB 2 BEST H 2023 SUPP RRC 295199  .000094 Override Royalty Category: G1 Railroad #: 295199
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	320 320 320	116 116 116	384 384 384

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	110	170	Lease: 720288	Type: REAL	Owner #: 97762
ROAD & BRIDGE	C	110	170	Legal: ZARAGOZA W#H062G		
GIDDINGS ISD	C	110	170	MAGNOLIA OIL & GAS		
				AB 81 DOBBINS J	2023 SUPP	
				RRC 295190		
				.000034 Override Royalty		
				Category: G1		
				Railroad #: 295190		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		110	38	132		
ROAD & BRIDGE		110	38	132		
GIDDINGS ISD		110	38	132		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			650	Lease: 720293	Type: REAL	Owner #: 97762
ROAD & BRIDGE			650	Legal: BRUISER GOLD W#H05BB		
GIDDINGS ISD			650	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC 28086		
				.000168 Royalty Interest		
				Category: G1		
				Railroad #: 28086		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	650		
ROAD & BRIDGE		0	0	650		
GIDDINGS ISD		0	0	650		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			2,940	Lease: 720294	Type: REAL	Owner #: 97762
ROAD & BRIDGE			2,940	Legal: BRUISER GREEN W#H03BB		
GIDDINGS ISD			2,940	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC 28100		
				.000168 Royalty Interest		
				Category: G1		
				Railroad #: 28100		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	2,940		
ROAD & BRIDGE		0	0	2,940		
GIDDINGS ISD		0	0	2,940		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY			670	Lease: 720295	Type: REAL	Owner #: 97762
ROAD & BRIDGE			670	Legal: BRUISER PAW W#H01BB		
GIDDINGS ISD			670	MAGNOLIA OIL & GAS		
				AB 11 HATFIELD B M		
				RRC 28087		
				.000168 Royalty Interest		
				Category: G1		
				Railroad #: 28087		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		0	0	670		
ROAD & BRIDGE		0	0	670		
GIDDINGS ISD		0	0	670		

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	31,010	2,544	32,766		
ROAD & BRIDGE	31,010	2,544	32,766		
GIDDINGS ISD	29,510	2,524	31,186		
DIME BOX ISD	1,500	20	1,580		