

LEE CENTRAL APPRAISAL DISTRICT  
898 E RICHMOND ST SUITE 100  
GIDDINGS TX 78942-4252

832-243-9600

BEAUCHAMP ROBERT E  
512 RIDGEWATER DR  
BULVERDE TX 78163-1767



**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: 95795 205

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 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	550 550 550	640 640 640	Lease: 12004 Type: REAL Owner #: 95795 Legal: TRIGGER U S OPERATING INC AB 189 LAWRENCE C RRC #12004  .001650 Override Royalty Category: G1 Railroad #: 12004
HB1984: The Appraised value of \$640 in 2023 as compared to \$300 in 2018 is a 113.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	550 550 550	0 0 0	640 640 640

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](http://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		440 440 440	640 640 640	Lease: 12546 Type: REAL Owner #: 95795 Legal: JUDY #2 MAGNOLIA OIL & GAS AB 11 HATFIELD B M RRC 12546  .000889 Override Royalty Category: G1 Railroad #: 12546  HB1984: The Appraised value of \$640 in 2023 as compared to \$830 in 2018 is a 22.89% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	440 440 440	0 0 0	640 640 640	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		40 40 40	60 60 60	Lease: 12548 Type: REAL Owner #: 95795 Legal: MAY UNIT U S OPERATING INC AB 189 LAWRENCE C RRC #12548  .003533 Override Royalty Category: G1 Railroad #: 12548  HB1984: The Appraised value of \$60 in 2023 as compared to \$270 in 2018 is a 77.78% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	40 40 40	0 0 0	60 60 60	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		310 310 310	430 430 430	Lease: 17012 Type: REAL Owner #: 95795 Legal: WUBBENHORST W2/5RE MAGNOLIA OIL & GAS AB 22 WALLACE J Y RRC #17012  .001352 Override Royalty Category: G1 Railroad #: 17012  HB1984: The Appraised value of \$430 in 2023 as compared to \$500 in 2018 is a 14.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	310 310 310	0 0 0	430 430 430	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE DIME BOX ISD		70 70 70	170 170 170	Lease: 18886 Type: REAL Owner #: 95795 Legal: DARLENE RE #2RE & 3 U S OPERATING INC AB 22 WALLACE J Y RRC #18886  .000699 Override Royalty Category: G1 Railroad #: 18886  HB1984: The Appraised value of \$170 in 2023 as compared to \$40 in 2018 is a 325.00% increase.
Taxing Units	Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)	
LEE COUNTY ROAD & BRIDGE DIME BOX ISD	70 70 70	0 0 0	170 170 170	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		380	320	Lease: 20743 Type: REAL Owner #: 95795 Legal: TWO FINGERS UT #2RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #20743  .000770 Override Royalty Category: G1 Railroad #: 20743
ROAD & BRIDGE		380	320	
DIME BOX ISD		190	160	
GIDDINGS ISD		190	160	
HB1984: The Appraised value of \$320 in 2023 as compared to \$420 in 2018 is a 23.81% decrease.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	Proposed Taxable (Less Exemptions)
LEE COUNTY		380	0	320
ROAD & BRIDGE		380	0	320
DIME BOX ISD		190	0	160
GIDDINGS ISD		190	0	160

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		150	220	Lease: 23334 Type: REAL Owner #: 95795 Legal: LEHMANN-BLUME 1RE MAGNOLIA OIL & GAS AB 207 MANCHA J F RRC #23334  .000798 Override Royalty Category: G1 Railroad #: 23334
ROAD & BRIDGE		150	220	
GIDDINGS ISD		150	220	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		150	0	220
ROAD & BRIDGE		150	0	220
GIDDINGS ISD		150	0	220

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		690	770	Lease: 158022 Type: REAL Owner #: 95795 Legal: TWO FINGERS UNIT #1RE MAGNOLIA OIL & GAS AB 98 ESTES A RRC #158022  .001177 Override Royalty Category: G1 Railroad #: 158022
ROAD & BRIDGE		690	770	
GIDDINGS ISD		690	770	
HB1984: The Appraised value of \$770 in 2023 as compared to \$460 in 2018 is a 67.39% increase.				
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		690	0	770
ROAD & BRIDGE		690	0	770
GIDDINGS ISD		690	0	770

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2023	PROPERTY DESCRIPTION
LEE COUNTY		350	60	Lease: 720242 Type: REAL Owner #: 95795 Legal: PETO UNIT MAGNOLIA OIL & GAS AB 126 DELAPLAINE A C (WASH) RRC 23430 COMP 11.11.01  .002867 Override Royalty Category: G1 Railroad #: 23430
ROAD & BRIDGE		350	60	
GIDDINGS ISD		350	60	
No 2018 Hist				
Taxing Units		Last Year's Taxable	Proposed Exemptions	
LEE COUNTY		350	0	60
ROAD & BRIDGE		350	0	60
GIDDINGS ISD		350	0	60

**Total of all Above Parcels**

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Exemptions	Owner's Proposed Taxable		
LEE COUNTY	2,980	0	3,310		
ROAD & BRIDGE	2,980	0	3,310		
GIDDINGS ISD	2,370	0	2,490		
DIME BOX ISD	610	0	820		