

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

BEAUCHAMP ROBERT E  
512 RIDGEWATER DR  
BULVERDE TX 78163-1767



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: 95795 236  
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	640	390	Lease: 12004 Type: REAL Owner #: 95795
ROAD & BRIDGE	640	390	Legal: TRIGGER
GIDDINGS ISD	640	390	U S OPERATING INC AB 189 LAWRENCE C RRC #12004  .001650 Override Royalty Category: G1 Railroad #: 12004
HB1984: The Appraised value of \$390 in 2024 as compared to \$380 in 2019 is a 2.63% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	640	0	390
ROAD & BRIDGE	640	0	390
GIDDINGS ISD	640	0	390

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	C	60	140	Lease: 12548	Type: REAL	Owner #: 95795
ROAD & BRIDGE	C	60	140	Legal: MAY UNIT		
DIME BOX ISD	C	60	140	U S OPERATING INC		
				AB 189 LAWRENCE C		
				RRC #12548		
				.003533 Override Royalty		
				Category: G1		
				Railroad #: 12548		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$140 in 2024 as compared to \$340 in 2019 is a 58.82% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		60	68	72		
ROAD & BRIDGE		60	68	72		
DIME BOX ISD		60	68	72		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	430	810	Lease: 17012	Type: REAL	Owner #: 95795
ROAD & BRIDGE	C	430	810	Legal: WUBBENHORST W2/5RE		
DIME BOX ISD	C	430	810	MAGNOLIA OIL & GAS		
				AB 22 WALLACE J Y		
				RRC #17012		
				.001352 Override Royalty		
				Category: G1		
				Railroad #: 17012		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$810 in 2024 as compared to \$880 in 2019 is a 7.95% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		430	294	516		
ROAD & BRIDGE		430	294	516		
DIME BOX ISD		430	294	516		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		70	60	Lease: 18886	Type: REAL	Owner #: 95795
ROAD & BRIDGE		70	60	Legal: DARLENE RE #2RE & 3		
DIME BOX ISD		70	60	U S OPERATING INC		
				AB 22 WALLACE J Y		
				RRC #18886		
				.000699 Override Royalty		
				Category: G1		
				Railroad #: 18886		
HB1984: The Appraised value of \$60 in 2024 as compared to \$50 in 2019 is a 20.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		70	0	60		
ROAD & BRIDGE		70	0	60		
DIME BOX ISD		70	0	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	320	450	Lease: 20743	Type: REAL	Owner #: 95795
ROAD & BRIDGE	C	320	450	Legal: TWO FINGERS UT #2RE		
DIME BOX ISD	C	160	220	MAGNOLIA OIL & GAS		
GIDDINGS ISD	C	160	220	AB 98 ESTES A		
				RRC #20743		
				.000770 Override Royalty		
				Category: G1		
				Railroad #: 20743		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$450 in 2024 as compared to \$480 in 2019 is a 6.25% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	320	66	384			
ROAD & BRIDGE	320	66	384			
DIME BOX ISD	160	28	192			
GIDDINGS ISD	160	28	192			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		220	200	Lease: 23334	Type: REAL	Owner #: 95795
ROAD & BRIDGE		220	200	Legal: LEHMANN-BLUME 1RE		
GIDDINGS ISD		220	200	MAGNOLIA OIL & GAS		
				AB 207 MANCHA J F		
				RRC #23334		
				.000798 Override Royalty		
				Category: G1		
				Railroad #: 23334		
No 2019 Hist						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	220	0	200			
ROAD & BRIDGE	220	0	200			
GIDDINGS ISD	220	0	200			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		770	790	Lease: 158022	Type: REAL	Owner #: 95795
ROAD & BRIDGE		770	790	Legal: TWO FINGERS UNIT #1RE		
GIDDINGS ISD		770	790	MAGNOLIA OIL & GAS		
				AB 98 ESTES A		
				RRC #158022		
				.001177 Override Royalty		
				Category: G1		
				Railroad #: 158022		
HB1984: The Appraised value of \$790 in 2024 as compared to \$790 in 2019 is a .00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	770	0	790			
ROAD & BRIDGE	770	0	790			
GIDDINGS ISD	770	0	790			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	2,510	428	2,412		
ROAD & BRIDGE	2,510	428	2,412		
GIDDINGS ISD	1,790	28	1,572		
DIME BOX ISD	720	390	840		

