

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

BESHEARS CHRISTINA & LACIE  
% BARBARA FORBES TRUSTEE  
PO BOX 36  
LIBERTY HILL TX 78642-0036



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: 95889 320  
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 GIDDINGS ISD		1,540 1,540 1,540	Lease: 19577 Type: REAL Owner #: 95889 Legal: ROITSCH B G #1 TRIVISTA OPERATING AB 5 BURLESON J RRC #19577  .018333 Override Royalty Category: G1 Railroad #: 19577
HB1984: The Appraised value of \$1,540 in 2024 as compared to \$100 in 2019 is a 1440.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY	0	0	1,540
ROAD & BRIDGE	0	0	1,540
GIDDINGS ISD	0	0	1,540

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	140	300	Lease: 20048    Type: REAL    Owner #: 95889		
ROAD & BRIDGE	C	140	300	Legal: ROITSCH W1		
GIDDINGS ISD	C	140	300	TRIVISTA OPERATING AB 5 BURLESON J RRC #20048 LEE 50% BASTROP 50%		
				.019166 Override Royalty		
				Category: G1		
				Railroad #: 20048		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$300 in 2024				as compared to \$50 in 2019 is a 500.00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	140	132	168			
ROAD & BRIDGE	140	132	168			
GIDDINGS ISD	140	132	168			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	170	650	Lease: 20864	Type: REAL	Owner #: 95889
ROAD & BRIDGE	C	170	650	Legal: ROITSCH -A-		
GIDDINGS ISD	C	170	650	TRIVISTA OPERATING		
				AB 5 BURLESON J		
				RRC #20864		
				.018333 Royalty Interest		
				Category: G1		
				Railroad #: 20864		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$650 in 2024 as compared to \$80 in 2019 is a 712.50% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		170	446	204		
ROAD & BRIDGE		170	446	204		
GIDDINGS ISD		170	446	204		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	310	578	1,912		
ROAD & BRIDGE	310	578	1,912		
GIDDINGS ISD	310	578	1,912		