

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

IVEY PATTIE PEEBLES
1731 SPYGLASS DR APT 79
AUSTIN TX 78746-7925



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: 107601 1762

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	1,490	2,330	Lease: 17371	Type: REAL	Owner #: 107601
ROAD & BRIDGE	C	1,490	2,330	Legal: PEEBLES 1		
LEXINGTON ISD	C	1,490	2,330	BETRO INC		
				AB 40 BREEDING G W		
				RRC #17371		
				.040000 Royalty Interest		
				Category: G1		
				Railroad #: 17371		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,330 in 2024 as compared to \$340 in 2019 is a 585.29% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		1,490	542	1,788		
ROAD & BRIDGE		1,490	542	1,788		
LEXINGTON ISD		1,490	542	1,788		

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 LEXINGTON ISD	3,100 3,100 3,100	2,030 2,030 2,030	Lease: 17699 Type: REAL Owner #: 107601 Legal: PEEBLES SAM 1A & 2A BETRO INC AB 138 GRIFFITH H RRC #17699 .048000 Royalty Interest Category: G1 Railroad #: 17699 HB1984: The Appraised value of \$2,030 in 2024 as compared to \$5,200 in 2019 is a 60.96% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	3,100 3,100 3,100	0 0 0	2,030 2,030 2,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	16,960 16,960 16,960	12,230 12,230 12,230	Lease: 17883 Type: REAL Owner #: 107601 Legal: PEEBLES 1/3/4/7 ATLAS OPERATING AB 174 JOHNSON J F RRC #17883 .060000 Royalty Interest Category: G1 Railroad #: 17883 HB1984: The Appraised value of \$12,230 in 2024 as compared to \$2,830 in 2019 is a 332.16% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	16,960 16,960 16,960	0 0 0	12,230 12,230 12,230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	C 66,990 C 66,990 C 66,990	128,030 128,030 128,030	Lease: 720209 Type: REAL Owner #: 107601 Legal: MARBURGER A UNIT ATLAS OPERATING LLC AB 174 JOHNSON J F RRC 27207 DP 800399 .035939 Royalty Interest Category: G1 Railroad #: 27207 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$128,030 in 2024 as compared to \$121,560 in 2019 is a 5.32% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	66,990 66,990 66,990	47,642 47,642 47,642	80,388 80,388 80,388

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	C 77,730 C 77,730 C 77,730	106,870 106,870 106,870	Lease: 720210 Type: REAL Owner #: 107601 Legal: ZCABAY B UNIT ATLAS OPERATING LLC AB 138 GRIFFITH H RRC 27165 DP807564 LEE 90% .053000 Royalty Interest Category: G1 Railroad #: 27165 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$106,870 in 2024 as compared to \$96,100 in 2019 is a 11.21% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	77,730 77,730 77,730	13,594 13,594 13,594	93,276 93,276 93,276

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	166,270	61,778	189,712		
ROAD & BRIDGE	166,270	61,778	189,712		
LEXINGTON ISD	166,270	61,778	189,712		

