

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

FALK NANCY K COOK  
1424 NE 8TH ST  
SMITHVILLE TX 78957-1204



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: 118964 1110

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	9,050 9,050 9,050	6,960 6,960 6,960	Lease: 720193    Type: REAL    Owner #: 118964 Legal: RANGER UNIT 8A 1H TRIVISTA OPERATING AB 5 BURLESON J RRC 26737  .011144 Royalty Interest Category: G1 Railroad #: 26737		
HB1984: The Appraised value of \$6,960 in 2024 as compared to \$5,530 in 2019 is a 25.86% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	9,050 9,050 9,050	0 0 0	6,960 6,960 6,960		

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	5,960	7,750	Lease: 720194    Type: REAL    Owner #: 118964		
ROAD & BRIDGE	C	5,960	7,750	Legal: RANGER UNIT 8A 2H		
GIDDINGS ISD	C	5,960	7,750	TRIVISTA OPERATING		
				AB 5 BURLESON J		
				RRC 26893 DP 785753		
				.013986 Royalty Interest		
				Category:        G1		
				Railroad #:                26893		
Deductions:                    (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$7,750 in 2024 as compared to \$8,120 in 2019 is a 4.56% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		5,960	598	7,152		
ROAD & BRIDGE		5,960	598	7,152		
GIDDINGS ISD		5,960	598	7,152		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	10,020	15,590	Lease: 720195	Type: REAL	Owner #: 118964
ROAD & BRIDGE	C	10,020	15,590	Legal: RANGER UNIT 8A 3H		
GIDDINGS ISD	C	10,020	15,590	TRIVISTA OPERATING		
				AB 5 BURLESON J		
				RRC 26938		
				.021998 Royalty Interest		
				Category: G1		
				Railroad #: 26938		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$15,590 in 2024 as compared to \$12,890 in 2019 is a 20.95% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		10,020	3,566	12,024		
ROAD & BRIDGE		10,020	3,566	12,024		
GIDDINGS ISD		10,020	3,566	12,024		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	25,030	4,164	26,136		
ROAD & BRIDGE	25,030	4,164	26,136		
GIDDINGS ISD	25,030	4,164	26,136		