

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

JOSEPH RUSSELL C
3682 WILLOWICK RD
HOUSTON TX 77019



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: 201288 1899

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	2,310	3,380	Lease: 720161	Type: REAL	Owner #: 201288
ROAD & BRIDGE	C	2,310	3,380	Legal: ALBERT LUECKE UNIT		
DIME BOX ISD	C	2,310	3,380	CRESCENT PASS ENERGY		
				AB 10 GATES S		
				RRC 26307		
				.001401 Royalty Interest		
				Category: G1		
				Railroad #: 26307		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$3,380 in 2024 as compared to \$3,080 in 2019 is a 9.74% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		2,310	608	2,772		
ROAD & BRIDGE		2,310	608	2,772		
DIME BOX ISD		2,310	608	2,772		

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	C	2,240	3,550	Lease: 720179	Type: REAL Owner #: 201288
ROAD & BRIDGE	C	2,240	3,550	Legal: KNOBLOCH UNIT W#1H-2H	
DIME BOX ISD	C	2,120	3,380	CRESCENT PASS ENERGY	
LEXINGTON ISD	G C	110	180	AB 15 PETERSON N	
				RRC 26667	
				.001417 Royalty Interest	
				Category: G1	
				Railroad #: 26667	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,550 in 2024 as compared to \$2,750 in 2019 is a 29.09% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		2,240	862	2,688	
ROAD & BRIDGE		2,240	862	2,688	
DIME BOX ISD		2,120	836	2,544	
LEXINGTON ISD		0	180	0	

Total of all Above Parcels					
Taxing Units		Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
LEE COUNTY		4,550	1,470	5,460	
ROAD & BRIDGE		4,550	1,470	5,460	
DIME BOX ISD		4,430	1,444	5,316	
LEXINGTON ISD		0	180	0	