

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

BROWN THOMAS & MELINDA  
2855 CR 329  
LINCOLN TX 78948



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: 203270 530

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	16,710	50,730	Lease: 720234	Type: REAL Owner #: 203270
ROAD & BRIDGE	C	16,710	50,730	Legal: GALLANT FOX UNIT	
GIDDINGS ISD	C	16,710	50,730	CRESCENT PASS ENERGY	
				AB 8 COLEMAN R M	
				RRC 27567 DP 843563	
				.017042 Royalty Interest	
				Category: G1	
				Railroad #: 27567	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$50,730 in 2024 as compared to \$33,440 in 2019 is a 51.70% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
LEE COUNTY		16,710	30,678	20,052	
ROAD & BRIDGE		16,710	30,678	20,052	
GIDDINGS ISD		16,710	30,678	20,052	

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

SEC 25.19

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OWNER #:

203270

4/24/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
LEE COUNTY	C	1,620	2,930	Lease: 720245 Type: REAL Owner #: 203270
ROAD & BRIDGE	C	1,620	2,930	Legal: FROSCHE UNIT 1H & 3H
GIDDINGS ISD	C	230	410	CRESCENT PASS ENERGY
LEXINGTON ISD	C	1,390	2,520	AB 305 STEVENS J P
				RRC 26558
				.000748 Royalty Interest
				Category: G1
				Railroad #: 26558
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
No 2019 Hist				

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	1,620	986	1,944		
ROAD & BRIDGE	1,620	986	1,944		
GIDDINGS ISD	230	134	276		
LEXINGTON ISD	1,390	852	1,668		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	18,330	31,664	21,996		
ROAD & BRIDGE	18,330	31,664	21,996		
GIDDINGS ISD	16,940	30,812	20,328		
LEXINGTON ISD	1,390	852	1,668		