

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

GRIFFON VICKI NELL  
1057 EMERALD DR  
MOSCOW MILLS MO 63392



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:	203632 1411
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 LEXINGTON ISD  No 2019 Hist	20 20 20	20 20 20	Lease: 18997 Type: REAL Owner #: 203632 Legal: LEACHMAN "D" #10 ATLAS OPERATING AB 214 MOORE L RRC #18997  .001258 Royalty Interest Category: G1 Railroad #: 18997
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	20 20 20	0 0 0	20 20 20

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 ROAD & BRIDGE LEXINGTON ISD  No 2019 Hist	10 10 10	10 10 10	Lease: 19210 Type: REAL Owner #: 203632 Legal: LEACHMAN "F" 12 ATLAS OPERATING AB 107 FURNASH J RRC #19210  .000099 Royalty Interest Category: G1 Railroad #: 19210		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	10 10 10	0 0 0	10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C LEXINGTON ISD C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	70 70 70	180 180 180	Lease: 19476 Type: REAL Owner #: 203632 Legal: LEACHMAN "L" 6 ATLAS OPERATING AB 214 MOORE L/AB 168 MOORE L RRC 19476 91% LEE & 9%BUR  .000976 Royalty Interest Category: G1 Railroad #: 19476		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	70 70 70	96 96 96	84 84 84		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY C ROAD & BRIDGE C LEXINGTON ISD C  Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist	1,240 1,240 1,240	2,360 2,360 2,360	Lease: 720209 Type: REAL Owner #: 203632 Legal: MARBURGER A UNIT ATLAS OPERATING LLC AB 174 JOHNSON J F RRC 27207 DP 800399  .000663 Royalty Interest Category: G1 Railroad #: 27207		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	1,240 1,240 1,240	872 872 872	1,488 1,488 1,488		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY ROAD & BRIDGE LEXINGTON ISD	1,340 1,340 1,340	968 968 968	1,602 1,602 1,602		