

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

CIRCLE K CONSTRUCTION LLC  
%PROPERTY TAX DEPT  
9333 SH 6 NORTH  
BRYAN TX 77807



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:	203898 701
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		4,000	4,000	SEQ: 9900005	Type: PERSONAL	Owner #: 203898
ROAD & BRIDGE		4,000	4,000	Legal: COMPUTERS		
GIDDINGS ISD		4,000	4,000			
CUMMINGS CREEK		4,000	4,000	7199 E HWY 290 LEDBETTER MOVED LOCATION FOR 2024		
				Category: L20 INDUS.- COMPUTERS		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		4,000	0	4,000		
ROAD & BRIDGE		4,000	0	4,000		
GIDDINGS ISD		4,000	0	4,000		
CUMMINGS CREEK		4,000	0	4,000		

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 GIDDINGS ISD CUMMINGS CREEK	3,000 3,000 3,000 3,000	5,600 5,600 5,600 5,600	SEQ: 9900010    Type: PERSONAL    Owner #: 203898 Legal: FURNITURE & FIXTURES  7199 E HWY 290 LEDBETTER PLUS SHOP&OFFICE SUPPLIES  Category:    L2J    INDUS.- FURNITURE & FIXTURES		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	3,000 3,000 3,000 3,000	0 0 0 0	5,600 5,600 5,600 5,600		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	580,600 580,600 580,600 580,600	526,210 526,210 526,210 526,210	SEQ: 9900015    Type: PERSONAL    Owner #: 203898 Legal: VEHICLES-1 TON & OVER  7199 E HWY 290 LEDBETTER  Category:    L2A    INDUS.- VEHICLES, 1 TON & OVER		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	580,600 580,600 580,600 580,600	0 0 0 0	526,210 526,210 526,210 526,210		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	41,830 41,830 41,830 41,830	18,510 18,510 18,510 18,510	SEQ: 9900020    Type: PERSONAL    Owner #: 203898 Legal: VEHICLES-1 TON & UNDER  7199 E HWY 290 LEDBETTER  Category:    L2M    INDUS.- VEHICLES, TO 1 TON		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD CUMMINGS CREEK	41,830 41,830 41,830 41,830	0 0 0 0	18,510 18,510 18,510 18,510		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
LEE COUNTY		175,010	163,950	SEQ: 9900025    Type: PERSONAL    Owner #: 203898	
ROAD & BRIDGE		175,010	163,950	Legal: TRAILERS	
GIDDINGS ISD		175,010	163,950		
CUMMINGS CREEK		175,010	163,950	7199 E HWY 290 LEDBETTER	
				Category:    L2D    INDUS.- TRAILERS	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY	175,010	0	163,950		
ROAD & BRIDGE	175,010	0	163,950		
GIDDINGS ISD	175,010	0	163,950		
CUMMINGS CREEK	175,010	0	163,950		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	804,440	0	718,270		
ROAD & BRIDGE	804,440	0	718,270		
GIDDINGS ISD	804,440	0	718,270		
CUMMINGS CREEK	804,440	0	718,270		

