

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 KATHLEEN COLEY
PO BOX 1038
KILGORE TX 75663-1038



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: 94685 527
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	160 160 160	170 170 170	Lease: 19519 Type: REAL Owner #: 94685 Legal: CALVIN JR #1 TRIVISTA OPERATING AB 242 MCDONALD A J RRC #19519 .008334 Override Royalty Category: G1 Railroad #: 19519 HB1984: The Appraised value of \$170 in 2024 as compared to \$90 in 2019 is a 88.89% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LEE COUNTY ROAD & BRIDGE GIDDINGS ISD	160 160 160	0 0 0	170 170 170

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	180	720	Lease: 19520	Type: REAL	Owner #: 94685
ROAD & BRIDGE	C	180	720	Legal: LEHMANN D J #1 & 2		
GIDDINGS ISD	C	180	720	TRIVISTA OPERATING		
				AB 21 WADLINGTON J		
				RRC #19520		
				.008334 Override Royalty		
				Category: G1		
				Railroad #: 19520		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$720 in 2024 as compared to \$130 in 2019 is a 453.85% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LEE COUNTY		180	504	216		
ROAD & BRIDGE		180	504	216		
GIDDINGS ISD		180	504	216		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY		240	160	Lease: 19533 Type: REAL Owner #: 94685		
ROAD & BRIDGE		240	160	Legal: HOLMES		
GIDDINGS ISD		240	160	TRIVISTA OPERATING		
				AB 284 SNEED J H		
				RRC #19533		
				.008333 Override Royalty		
				Category: G1		
				Railroad #: 19533		
HB1984: The Appraised value of \$160 in 2024				as compared to \$120 in 2019 is a 33.33% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	240	0	160			
ROAD & BRIDGE	240	0	160			
GIDDINGS ISD	240	0	160			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
LEE COUNTY	C	120	320	Lease: 22245	Type: REAL	Owner #: 94685
ROAD & BRIDGE	C	120	320	Legal: CALVIN JR #2		
GIDDINGS ISD	C	120	320	TRIVISTA OPERATING		
				AB 242 MCDONALD A J		
				RRC #22245		
				.008334 Override Royalty		
				Category: G1		
				Railroad #: 22245		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$320 in 2024 as compared to \$60 in 2019 is a 433.33% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
LEE COUNTY	120	176	144			
ROAD & BRIDGE	120	176	144			
GIDDINGS ISD	120	176	144			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LEE COUNTY	700	680	690		
ROAD & BRIDGE	700	680	690		
GIDDINGS ISD	700	680	690		