

**Attention:**

**The first mineral notice you received may have incorrect information. The UPDATED 2024 Mineral Notice of Appraised Value is enclosed.**

Below is a summary of why we are updating your mineral notices and information about the new 20% Circuit Breaker Value Limitation:

**2024 Value:** The **2024 appraisal value** on your first appraisal notice **is correct**. Please adhere to the 30-day protest period allowed. **Values may decrease** after final discussions with lease operators. You may contact our **Royalty Taxpayers Hotline at 512-233-0330**.

**The Prior Year Value on the first Notice may be incorrect:** Due to additional programming for the new Circuit Breaker Limitation, the prior year value on several mineral notices was incorrect. We have corrected this and included your updated notice. **If your prior year value is still incorrect, please contact Scurry CAD office 325-573-8549 or [scad@scurrytex.com](mailto:scad@scurrytex.com).**

**Circuit Breaker Limitation:** A new law established a 20% circuit breaker value limitation for real property, **including minerals**. This means the **Taxable value** of your property **cannot increase more than 20% per year** in the second year of ownership. Learn more about the value limitation on the back of this page.

**Online Appraisal and Protest:** You can now access your mineral appraisal information online. You can also conveniently protest online for minerals at [www.cagi.com](http://www.cagi.com). You will need your owner number (up to six digits) and account number (seven fields such as 111-1-11-111111-111-1-111111).

**Finalizing Mineral Values:** As in previous years, we are still processing operating costs, division orders, and agent meetings to finalize the lease values. This may cause your 2024 value to decrease. You can see any value changes by logging into [www.cagi.com](http://www.cagi.com) online and registering to log into your account.

**Other Property Value Notices:** All property value appraisal notices with a value increase of \$1000 or more will be mailed throughout May with the circuit breaker applied to qualified properties if needed.

Please be aware the **OVER 65 EXEMPTION** only applies to your **HOMESTEAD** and not mineral or other property. The protest form is a general form for all property and can be confusing.

We sincerely apologize for the programming error and have corrected the issue.

## **New 20% Circuit Breaker Property Value Limitation- Tax Code Section 23.231**

Starting this year, a new limitation called the **Circuit Breaker Limitation** will apply to real property, including minerals. Here is a simplified explanation:

**Who it applies to:** Owners of real property valued at \$5,000,000 or less, excluding agricultural land production value and homestead properties that already have a 10% limitation. It will not apply to interests with -0- Value last year.

**What it does:** It caps the increase of your property's TAXABLE value to 20% per year unless there have been improvements to the property. It is similar to the 10% cap for a homestead's TAXABLE value.

**When it starts:** The limitation takes effect on January 1 of the year following your first full year of property ownership. For example, if you owned your property January 1, 2023, you would qualify for this limitation in 2024.

**How it works:** Your property will have two values - the circuit breaker limited TAXABLE value (which your taxes are based on) and the MARKET value (the actual value of the property). If your property was worth \$100,000 last year and is appraised at \$125,000 this year, your taxes will be based on a limited TAXABLE value of \$120,000, but the MARKET value is \$125,000.

**Expiration:** The limitation expires when the property changes ownership. The new owner's TAXABLE value will be reset to the current MARKET value until they qualify for the limitation.

**Duration:** The Texas Legislature has authorized this limitation for the tax years 2024, 2025, and 2026.

**Application:** You do not need to apply for this limitation. The appraisal district will automatically calculate and apply these benefits every year.

If you have any questions, please contact our office at 325-573-8549 or [scad@scurrytex.com](mailto:scad@scurrytex.com) or Capitol Appraisal at 512-233-0330. You can also visit the Capitol Appraisal website to access your mineral appraisal at [www.cagi.com](http://www.cagi.com).

Thank you,  
Jackie Martin, Chief Appraiser