

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

MADISON APPRAISAL DISTRICT
PO BOX 1328
808 STATE STREET
MADISONVILLE TX 77864-1927
903 657 2555

madisoncad@madisoncad.org

BNSF RAILWAY CO
PROPERTY TAX DEPT
PO BOX 961089
FORT WORTH TX 76161-0089



APPRAISAL YEAR 2024
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/20/2024 AT: 9:00 AM
808 STATE STREET
MADISONVILLE TX 77864
903-657-2555 EXT 37 OWNERSHIP
903-657-2555 EXT 12 MINERALS
903-657-2555 EXT 28 PERS PROP
903-657-2555 EXT 28 UTILITIES
Protest Deadline: 5-31-2024
ARB Hearing: 6-20-2024
Owner: 25449 271

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		
MADISON COUNTY NORTH ZULCH ISD		9,235,970 9,235,970	9,235,970 9,235,970	SEQ: 9900005 Type: PERSONAL Owner #: 25449 Legal: MAIN TRACK MADISON COUNTY/NORTH ZULCH ISD P-7900-000-1420-903 Category: J5 RAILROAD - CORRIDOR		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY NORTH ZULCH ISD	9,235,970 9,235,970	0 0	9,235,970 9,235,970			

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	
MADISON COUNTY NORMANGEE ISD		5,138,100 5,138,100	5,138,100 5,138,100	SEQ: 9900010 Type: PERSONAL Owner #: 25449 Legal: MAIN TRACK MADISON COUNTY/NORMANGEE ISD P-7900-000-1670-906 Category: J5 RAILROAD - CORRIDOR	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORMANGEE ISD		5,138,100 5,138,100	0 0	5,138,100 5,138,100	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD			57,180 57,180	SEQ: 9900015 Type: PERSONAL Owner #: 25449 Legal: VEHICLE VRL 2024 P-7900-000-1790-903 Category: L2A INDUS.- VEHICLES, 1 TON & OVER	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORTH ZULCH ISD		0 0	0 0	57,180 57,180	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD		563,190 563,190	563,190 563,190	SEQ: 9900025 Type: PERSONAL Owner #: 25449 Legal: SIDE TRACK MADISON CO/NORTH ZULCH ISD P-7900-000-1422-903 Category: J5 RAILROAD - CORRIDOR	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORTH ZULCH ISD		563,190 563,190	0 0	563,190 563,190	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD			99,650 99,650	SEQ: 9900029 Type: PERSONAL Owner #: 25449 Legal: COMMUNICATION TOWER 2022 BRAZOS AVE - DEPOT-NORTH ZULCH Category: L2P INDUS.- RADIO TOWERS	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY NORTH ZULCH ISD		0 0	0 0	99,650 99,650	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD		2,000 2,000	2,000 2,000	SEQ: 9900030 Type: PERSONAL Owner #: 25449 Legal: DEPOT-NORTH ZULCH BRAZOS AVE P-7900-000-1423-903 Category: J5A RAILROAD - OTHER PROP	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	2,000 2,000	0 0	2,000 2,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY NORMANGEE ISD		100,870 100,870	100,870 100,870	SEQ: 9900035 Type: PERSONAL Owner #: 25449 Legal: SIDE TRACK MADISON CO/NORMANGEE ISD P-7900-000-1672-906 Category: J5 RAILROAD - CORRIDOR	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	100,870 100,870	0 0	100,870 100,870		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	15,040,130	0	15,196,960		
NORTH ZULCH ISD	9,801,160	0	9,957,990		
NORMANGEE ISD	5,238,970	0	5,238,970		

