

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

GUSTAVUS KATHERINE  
5325 FM 1452 W  
MADISONVILLE TX 77864-5267



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:	27537 1202
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 MADISNVLE Cisd	10,760 10,760	9,750 9,750	Lease: 2866 Type: REAL Owner #: 27537 Legal: MATHIS J W JR (01) PARTEN OPERATING A CROWNOVER SURVEY  .031250 Royalty Interest Category: G1 Railroad #: 2866
HB1984: The Appraised value of \$9,750 in 2024 as compared to \$5,560 in 2019 is a 75.36% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLE Cisd	10,760 10,760	0 0	9,750 9,750

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 MADISNVLL Cisd	800 800	170 170	Lease: 7106 Type: REAL Owner #: 27537 Legal: POTEET SARAH B (01) HORNET RESOURCES A CROWNOVER SURVEY RRC #7106 WELL #1  .005060 Royalty Interest Category: G1 Railroad #: 7106 HB1984: The Appraised value of \$170 in 2024 as compared to \$410 in 2019 is a 58.54% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	800 800	0 0	170 170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	440 440	60 60	Lease: 30587 Type: REAL Owner #: 27537 Legal: FANNIN W H G/U (1U) WILDFIRE ENERGY AB-18 SIMON JONES SURVEY RRC# 30587 WELL #1U  .004112 Royalty Interest Category: G1 Railroad #: 30587 HB1984: The Appraised value of \$60 in 2024 as compared to \$500 in 2019 is a 88.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	440 440	0 0	60 60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	13,380 13,380	2,860 2,860	Lease: 35826 Type: REAL Owner #: 27537 Legal: MATHIS J W (1C) WILDFIRE ENERGY AB-18 SIMON JONES SURVEY RRC #35826 WELL #1C  .024725 Royalty Interest Category: G1 Railroad #: 35826 HB1984: The Appraised value of \$2,860 in 2024 as compared to \$6,590 in 2019 is a 56.60% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	13,380 13,380	0 0	2,860 2,860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	2,230 2,230	860 860	Lease: 147388 Type: REAL Owner #: 27537 Legal: MATHIS J W UNIT (02) PARTEN OPERATING AB-13 ARTER CROWNOVER SURVEY RRC #147388 WELL #2  .023541 Royalty Interest Category: G1 Railroad #: 147388 HB1984: The Appraised value of \$860 in 2024 as compared to \$720 in 2019 is a 19.44% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	2,230 2,230	0 0	860 860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVLL Cisd	1,820 1,820	1,120 1,120	Lease: 782049 Type: REAL Owner #: 27537 Legal: MATHIS G F HEIRS (1H) WILDFIRE ENERGY AB 13 A CROWNOVER SURVEY WELL #1H RRC# 26637  .002684 Royalty Interest Category: G1 Railroad #: 26637  HB1984: The Appraised value of \$1,120 in 2024 as compared to \$2,150 in 2019 is a 47.91% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	1,820 1,820	0 0	1,120 1,120

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY MADISNVLL Cisd	29,430 29,430	0 0	14,820 14,820		

