

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

BERGER SHERRY LYNN MANLEY
10306 COUNTY ROAD 302
PLANTERSVILLE TX 77363-8060



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:	33099 216
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	50 50	40 40	Lease: 25636 Type: REAL Owner #: 33099 Legal: ADAMS (1H) WILDFIRE ENERGY AB-15 FULLENWIDER P H SURV RRC #25636 WELL #1H .000113 Royalty Interest Category: G1 Railroad #: 25636
HB1984: The Appraised value of \$40 in 2024 as compared to \$60 in 2019 is a 33.33% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	50 50	0 0	40 40

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 NORTH ZULCH ISD	1,000 1,000	980 980	Lease: 26073 Type: REAL Owner #: 33099 Legal: JOYCE (01) CML EXPLORATION LLC AB-54 W TOWNSEND SURVEY RRC #26073 .009199 Royalty Interest Category: G1 Railroad #: 26073 HB1984: The Appraised value of \$980 in 2024 as compared to \$1,690 in 2019 is a 42.01% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,000 1,000	0 0	980 980

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	350 350	290 290	Lease: 26724 Type: REAL Owner #: 33099 Legal: MARLIN (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #2H RRC# 26724 .000302 Royalty Interest Category: G1 Railroad #: 26724 HB1984: The Appraised value of \$290 in 2024 as compared to \$740 in 2019 is a 60.81% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	350 350	0 0	290 290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	40 40	10 10	Lease: 93993 Type: REAL Owner #: 33099 Legal: ZULCH SALLY (01) WILDFIRE ENERGY AB-15 PETER FULLENWIDER SURV RRC #93993 WELL #1 .000414 Override Royalty Category: G1 Railroad #: 93993 HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	40 40	0 0	10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	40 40	10 10	Lease: 426721 Type: REAL Owner #: 33099 Legal: KANKEY (3H) WILDFIRE ENERGY AB 15 P H FULLENWIDER SURVEY WELL #1H RRC# 26721 .000060 Royalty Interest Category: G1 Railroad #: 26721 HB1984: The Appraised value of \$10 in 2024 as compared to \$20 in 2019 is a 50.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	40 40	0 0	10 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	2,160 2,160	2,090 2,090	Lease: 743493 Type: REAL Owner #: 33099 Legal: BLAZEK-PETERS UNIT (1H) VESS TEXAS PARTNERS AB-33 I VOTAW SURVEY WELL (1H) RRC#4006 .002722 Royalty Interest Category: G1 Railroad #: 4006 HB1984: The Appraised value of \$2,090 in 2024 as compared to \$1,990 in 2019 is a 5.03% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	2,160 2,160	0 0	2,090 2,090

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	340 340	320 320	Lease: 765931 Type: REAL Owner #: 33099 Legal: BAYOU BENGALS UNIT (1H) VESS TEXAS PARTNERS AB 122 S HEWS SURVEY WELL #1H RRC# 04063 .000212 Royalty Interest Category: G1 Railroad #: 4063 HB1984: The Appraised value of \$320 in 2024 as compared to \$420 in 2019 is a 23.81% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	340 340	0 0	320 320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	40 40	10 10	Lease: 772417 Type: REAL Owner #: 33099 Legal: KANKEY (1H) (2H) WILDFIRE ENERGY AB 15 P H FULLENWIDER WELL #1H RRC# 26721 .000060 Royalty Interest Category: G1 Railroad #: 26721 HB1984: The Appraised value of \$10 in 2024 as compared to \$40 in 2019 is a 75.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	40 40	0 0	10 10

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	4,020	0	3,750		
NORTH ZULCH ISD	1,520	0	1,340		
NORMANGEE ISD	2,500	0	2,410		

