

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

KRANNIG GENA L
1028 MATHIS MEADOWS LANE
MADISONVILLE TX 77864



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:	33623 1684
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	C	1,390	42,280	Lease: 4452	Type: REAL Owner #: 33623
MADISNVLE Cisd	C	1,390	42,280	Legal: BRAVE (1H)	
				WILDFIRE ENERGY OPER	
				WILLIAM JC HILL AB-113	
				.004552 Royalty Interest	
				Category: G1	
				Railroad #: 4452	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2019 Hist					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		1,390	40,612	1,668	
MADISNVLE Cisd		1,390	40,612	1,668	

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,

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY MADISNVLL Cisd		1,550 1,550	190 190	Lease: 148154 Type: REAL Owner #: 33623 Legal: JOHNSON JAMES F (01) WILDFIRE ENERGY AB-113 WM J C HILL SURVEY RRC #148154 WELL #1 .007310 Royalty Interest Category: G1 Railroad #: 148154 HB1984: The Appraised value of \$190 in 2024 as compared to \$1,500 in 2019 is a 87.33% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY MADISNVLL Cisd	1,550 1,550	0 0	190 190			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	11,810	17,990	Lease: 845261 Type: REAL Owner #: 33623		
NORTH ZULCH ISD	C	11,810	17,990	Legal: J F (ALLOC) (1H) WILDFIRE ENERGY AB 113 WJC HILL SURVEY WELL# 1H RRC#27594 .003789 Royalty Interest Category: G1 Railroad #: 27594		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$17,990 in 2024 as compared to \$45,840 in 2019 is a 60.75% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	11,810	3,818	14,172			
NORTH ZULCH ISD	11,810	3,818	14,172			

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
MADISON COUNTY MADISNVILLE CISD NORTH ZULCH ISD	14,750 2,940 11,810	44,430 40,612 3,818	16,030 1,858 14,172			