

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

MCWHORTER CHRISTY RAE MCCANN
7702 LAIRDS LN
DALLAS TX 75248-2345



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:	39704 2026
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	10	20	Lease: 186321 Type: REAL Owner #: 39704
MADISNVLE CISD	C	10	20	Legal: WASH-MCADAMS (3HR) EOG RESOURCES HUNTSVILLE ISD-95% AB-503 & 494 SPRINGFIELD MR/ .003280 Royalty Interest Category: G1 Railroad #: 186321
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$20 in 2024 as compared to \$in 2019 is a .00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	10	8	12	
MADISNVLE CISD	10	8	12	

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 MADISNVILLE Cisd	60 60	20 20	Lease: 189848 Type: REAL Owner #: 39704 Legal: WORSHAM UNIT (01) EOG RESOURCES INC HUNTSVILLE ISD-2% AB-231 & 780 WORSHAM/LEWIS SUR .000747 Royalty Interest Category: G1 Railroad #: 189848 HB1984: The Appraised value of \$20 in 2024 as compared to \$80 in 2019 is a 75.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	60 60	0 0	20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	50 50	50 50	Lease: 785429 Type: REAL Owner #: 39704 Legal: HARDY (01) E2 OPERATING LLC AB 40 E ABRAHAM SURVEY WELL #1 RRC# 278455 .000978 Royalty Interest Category: G1 Railroad #: 278455 HB1984: The Appraised value of \$50 in 2024 as compared to \$90 in 2019 is a 44.44% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	50 50	0 0	50 50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	590 590	310 310	Lease: 797250 Type: REAL Owner #: 39704 Legal: BANKHEAD (01) E2 OPERATING LLC AB 126 E JONES SURVEY WELL #1 RRC# 280178 .008038 Royalty Interest Category: G1 Railroad #: 280178 HB1984: The Appraised value of \$310 in 2024 as compared to \$650 in 2019 is a 52.31% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	590 590	0 0	310 310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	290 290	230 230	Lease: 797330 Type: REAL Owner #: 39704 Legal: MCADAMS (01) E2 OPERATING LLC AB 178 J H PIERSON SURVEY WELL #1 RRC# 281301 .004808 Royalty Interest Category: G1 Railroad #: 281301 HB1984: The Appraised value of \$230 in 2024 as compared to \$380 in 2019 is a 39.47% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	290 290	0 0	230 230

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	1,000	8	622		
MADISNVILLE Cisd	1,000	8	622		