

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

OSBORNE FAMILY TRUST
% PEGGY OSBORNE-TRUSTEE
4013 HIGHWAY 21 W
MADISONVILLE TX 77864-6017



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: 48035 2271

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 MADISNVILLE Cisd	2,880 2,880	1,880 1,880	Lease: 15919 Type: REAL Owner #: 48035 Legal: OSBORNE G J (01) SOUTHWEST OPERATING AB-18 SIMON JONES SURVEY .015625 Royalty Interest Category: G1 Railroad #: 15919
HB1984: The Appraised value of \$1,880 in 2024 as compared to \$3,380 in 2019 is a 44.38% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	2,880 2,880	0 0	1,880 1,880

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		3,830	1,830	Lease: 20293	Type: REAL Owner #: 48035
MADISNVLL Cisd		3,830	1,830	Legal: L N (01)	
				SOUTHWEST OPERATING	
				AB-18 JAMES SIMON SURVEY	
				RRC #20293	
				.046218 Royalty Interest	
				Category: G1	
				Railroad #: 20293	
HB1984: The Appraised value of \$1,830 in 2024 as compared to \$7,010 in 2019 is a 73.89% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	3,830	0	1,830		
MADISNVLL Cisd	3,830	0	1,830		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY	C	48,650	61,380	Lease: 749050	Type: REAL Owner #: 48035
MADISNVLL Cisd	C	48,650	61,380	Legal: HENSON UNIT 2 (1H)	
				WILDFIRE ENERGY	
				AB 8 T BOATWRIGHT SURVEY	
				WELL #1H RRC# 26683	
				.042748 Royalty Interest	
				Category: G1	
				Railroad #: 26683	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$61,380 in 2024 as compared to \$94,830 in 2019 is a 35.27% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	48,650	3,000	58,380		
MADISNVLL Cisd	48,650	3,000	58,380		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY		5,580	4,370	Lease: 786036	Type: REAL Owner #: 48035
MADISNVLL Cisd		5,580	4,370	Legal: HENSON UNIT 4 (1H)	
				WILDFIRE ENERGY	
				AB 8 T BOATWRIGHT SURVEY	
				WELL #1H RRC# 26887	
				.025625 Royalty Interest	
				Category: G1	
				Railroad #: 26887	
HB1984: The Appraised value of \$4,370 in 2024 as compared to \$10,450 in 2019 is a 58.18% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	5,580	0	4,370		
MADISNVLL Cisd	5,580	0	4,370		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	60,940	3,000	66,460		
MADISNVLL Cisd	60,940	3,000	66,460		