

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

REED NICKI D
16534 GRENADA FALLS DR
HOUSTON TX 77095-7246



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:	49572 2541
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	5,390	7,320	Lease: 28003	Type: REAL	Owner #: 49572
NORMANGEE ISD	C	690	940	Legal: LEONA-HOWARD (ALLOCATION) #1H		
NORTH ZULCH ISD	C	4,690	6,380	VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H, RRC #28003		
				.002431 Royalty Interest Category: G1 Railroad #: 28003		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		5,390	852	6,468		
NORMANGEE ISD		690	112	828		
NORTH ZULCH ISD		4,690	752	5,628		

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	C	4,500	7,810	Lease: 28004	Type: REAL	Owner #: 49572
NORMANGEE ISD	C	850	1,480	Legal: HOWARD-MOORE UNIT A #2H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #2H RRC #28004 .003359 Royalty Interest Category: G1 Railroad #: 28004		
NORTH ZULCH ISD	C	3,650	6,330			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		4,500	2,410	5,400		
NORMANGEE ISD		850	460	1,020		
NORTH ZULCH ISD		3,650	1,950	4,380		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	7,490	10,320	Lease: 28010	Type: REAL	Owner #: 49572
NORMANGEE ISD	C	1,420	1,950	Legal: HOWARD-MOORE UNIT #1H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H RRC #28010 .003272 Royalty Interest Category: G1 Railroad #: 28010		
NORTH ZULCH ISD	C	6,080	8,360			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		7,490	1,332	8,988		
NORMANGEE ISD		1,420	246	1,704		
NORTH ZULCH ISD		6,080	1,064	7,296		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		50	20	Lease: 101683 Type: REAL Owner #: 49572		
NORTH ZULCH ISD		50	20	Legal: WIESE G/U (01) FAULCONER ENERGY AB-43 CHAMPION BLYTHE SURV RRC #101683 WELL #1 .000146 Royalty Interest Category: G1 Railroad #: 101683		
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		50	0	20		
NORTH ZULCH ISD		50	0	20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	4,880 540 4,350	4,270 470 3,800	Lease: 779015 Type: REAL Owner #: 49572 Legal: LEONA UNIT (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC #26650 .005109 Royalty Interest Category: G1 Railroad #: 26650 HB1984: The Appraised value of \$4,270 in 2024 as compared to \$12,650 in 2019 is a 66.25% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	4,880 540 4,350	0 0 0	4,270 470 3,800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY C NORTH ZULCH ISD C	1,170 1,170	2,680 2,680	Lease: 788951 Type: REAL Owner #: 49572 Legal: MOORE UNIT (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC# 26722 .003940 Royalty Interest Category: G1 Railroad #: 26722 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,680 in 2024 as compared to \$9,390 in 2019 is a 71.46% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	1,170 1,170	1,276 1,276	1,404 1,404

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	23,480 3,500 19,990	5,870 818 5,042	26,550 4,022 22,528		

