

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

WAKE ARTHUR J & KIMBERLY A
15110 TIMBERSHIRE CT
MAGNOLIA TX 77355-8025



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: 52994 3188

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 NORMANGEE ISD		1,760 1,760	1,600 1,600	Lease: 4089 Type: REAL Owner #: 52994 Legal: ZEUS (1H) PRESCO INC AB 296 J W GIBSON SURVEY WELL #1H RRC# 4089 .001250 Override Royalty Category: G1 Railroad #: 4089 HB1984: The Appraised value of \$1,600 in 2024 as compared to \$3,080 in 2019 is a 48.05% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	1,760 1,760	0 0	1,600 1,600		

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		130	90	Lease: 25872	Type: REAL Owner #: 52994
MADISNVILLE Cisd	G	130	90	Legal: VOGT (1H)	
				PRESKO INC	
				AB-104 T N B GREER SURVEY	
				.001065 Override Royalty	
				Category: G1	
				Railroad #: 25872	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$90 in 2024 as compared to \$160 in 2019 is a 43.75% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	130	0	90		
MADISNVILLE Cisd	0	90	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY		110	50	Lease: 27063	Type: REAL Owner #: 52994
NORMANGEE ISD		110	50	Legal: SAMUEL (01)	
				TEXAS PRESKO	
				AB 24 D PARKER SURVEY	
				WELL #1 RRC# 27063	
				.001250 Override Royalty	
				Category: G1	
				Railroad #: 27063	
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	110	0	50		
NORMANGEE ISD	110	0	50		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY	C	240	550	Lease: 743064	Type: REAL Owner #: 52994
MADISNVILLE Cisd	G C	240	550	Legal: MCVEY (1H)	
				TEXAS PRESKO INC	
				AB-104 T N B GREER SURVEY	
				WELL #1H RRC# 26204	
				.001091 Override Royalty	
				Category: G1	
				Railroad #: 26204	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$550 in 2024 as compared to \$300 in 2019 is a 83.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	240	262	288		
MADISNVILLE Cisd	0	550	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	2,240	262	2,028		
NORMANGEE ISD	1,870	0	1,650		
MADISNVILLE Cisd	0	640	0		