

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

THEISS LORNE
UWO CAROL THEISS
11837 FM 1452 W
NORMANGEE TX 77871-5143



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:	54923 3054
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 No 2019 Hist		240,360 240,360	Lease: 28119 Type: REAL Owner #: 54923 Legal: SMITH VESS OIL CORP AB 215 TONGATE M SURVEY WELL #3H & 4H RRC #28119 .009534 Royalty Interest Category: G1 Railroad #: 28119
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	0 0	0 0	240,360 240,360

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 NORMANGEE ISD NORTH ZULCH ISD No 2019 Hist		241,020 181,690 59,330	Lease: 28121 Type: REAL Owner #: 54923 Legal: LEWIS #2H VESS OIL CORP AB 215 TONGATE M SURVEY WELL# 2H RRC #28121 .024616 Royalty Interest Category: G1 Railroad #: 28121
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	0 0 0	0 0 0	241,020 181,690 59,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY C NORTH ZULCH ISD C	127,600 127,600	170,670 170,670	Lease: 761937 Type: REAL Owner #: 54923 Legal: BENELLI (1H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL #1H RRC# 26504 .096477 Royalty Interest Category: G1 Railroad #: 26504
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$170,670 in 2024 as compared to \$147,330 in 2019 is a 15.84% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	127,600 127,600	17,550 17,550	153,120 153,120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	99,230 99,230	99,180 99,180	Lease: 797933 Type: REAL Owner #: 54923 Legal: BENELLI (ALLOC) (2H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL #2H RRC# 27103 .094953 Royalty Interest Category: G1 Railroad #: 27103
HB1984: The Appraised value of \$99,180 in 2024 as compared to \$131,250 in 2019 is a 24.43% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	99,230 99,230	0 0	99,180 99,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	16,340 16,340	9,870 9,870	Lease: 798329 Type: REAL Owner #: 54923 Legal: HIBBETTS (ALLOC) (3H) WILDFIRE ENERGY AB 36 E H ALLEN SURVEY WELL #3H RRC# 27041 .005975 Royalty Interest Category: G1 Railroad #: 27041
HB1984: The Appraised value of \$9,870 in 2024 as compared to \$19,270 in 2019 is a 48.78% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	16,340 16,340	0 0	9,870 9,870

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD No 2019 Hist			588,050 443,290 144,760	Lease: 887965 Type: REAL Owner #: 54923 Legal: LEWIS #1H VESS OIL CORP AB 215 TONGATE M SURVEY WELL #1H PERMIT #887965 .024616 Royalty Interest Category: G1 Railroad #: 887965		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		0	0	588,050		
NORMANGEE ISD		0	0	443,290		
NORTH ZULCH ISD		0	0	144,760		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	243,170	17,550	1,331,600		
NORMANGEE ISD	0	0	865,340		
NORTH ZULCH ISD	243,170	17,550	466,260		

