

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

CAHABA PARTNERSHIP LTD  
LINDA K JACKSON  
3708 E 29TH ST #231  
BRYANG TX 77802

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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:	55869 427
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	75,260 75,260	75,580 75,580	Lease: 4079 Type: REAL Owner #: 55869 Legal: THE GROVE UNIT (1H)(2H)(3H) VESS TX PARTNERS II AB 162 N COPELAND SURVEY WELLS #1H 2H 3H RRC# 4079  .017863 Royalty Interest Category: G1 Railroad #: 4079
HB1984: The Appraised value of \$75,580 in 2024 as compared to \$88,810 in 2019 is a 14.90% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	75,260 75,260	0 0	75,580 75,580

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  No 2019 Hist	39,470 39,470	33,530 33,530	Lease: 27326 Type: REAL Owner #: 55869 Legal: JOHNSTON NO (1H 2H 3H) WILDFIRE ENERGY OPER AB 96 E FENN SURVEY WELL #2H RRC# 27326  .024527 Royalty Interest Category: G1 Railroad #: 27326		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	39,470 39,470	0 0	33,530 33,530		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORMANGEE ISD  HB1984: The Appraised value of \$16,300 in 2024 as compared	17,210 17,210	16,300 16,300	Lease: 765931 Type: REAL Owner #: 55869 Legal: BAYOU BENGALS UNIT (1H) VESS TEXAS PARTNERS AB 122 S HEWS SURVEY WELL #1H RRC# 04063  .010895 Royalty Interest Category: G1 Railroad #: 4063		
			to \$21,360 in 2019 is a 23.69% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	17,210 17,210	0 0	16,300 16,300		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORMANGEE ISD  HB1984: The Appraised value of \$2,200 in 2024 as compared	2,440 2,440	2,200 2,200	Lease: 785467 Type: REAL Owner #: 55869 Legal: THE GOLDEN WAVE UNIT (1H) VESS AB 162 N COPELAND SURVEY WELL #1H RRC#  .023908 Royalty Interest Category: G1 Railroad #: 26595		
			to \$5,480 in 2019 is a 59.85% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	2,440 2,440	0 0	2,200 2,200		

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	134,380 134,380	0 0	127,610 127,610		