

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

STEPHENS NAOMI WARD LIFE EST  
PO BOX 734  
SHEPHERD TX 77371



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:	56439 2906
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	1,430	7,470	Lease: 26391 Type: REAL Owner #: 56439
NORMANGEE ISD	C	700	3,660	Legal: HOWARD-PIERCE UNIT (1H)
NORTH ZULCH ISD	C	730	3,810	VESS OIL CORP
				AB 9 H CHANDLER SURVEY
				WELL #1H RRC# 26391
				.010104 Royalty Interest
				Category: G1
				Railroad #: 26391
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$7,470 in 2024 as compared to \$20,760 in 2019 is a 64.02% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	1,430	5,754	1,716	
NORMANGEE ISD	700	2,820	840	
NORTH ZULCH ISD	730	2,934	876	

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	15,380	20,910	Lease: 28003	Type: REAL	Owner #: 56439
NORMANGEE ISD	C	1,980	2,690	Legal: LEONA-HOWARD (ALLOCATION) #1H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H, RRC #28003  .006942 Royalty Interest Category: G1 Railroad #: 28003		
NORTH ZULCH ISD	C	13,400	18,220			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		15,380	2,454	18,456		
NORMANGEE ISD		1,980	314	2,376		
NORTH ZULCH ISD		13,400	2,140	16,080		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	7,510	13,040	Lease: 28004	Type: REAL	Owner #: 56439
NORMANGEE ISD	C	1,420	2,470	Legal: HOWARD-MOORE UNIT A #2H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #2H RRC #28004  .005609 Royalty Interest Category: G1 Railroad #: 28004		
NORTH ZULCH ISD	C	6,090	10,570			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		7,510	4,028	9,012		
NORMANGEE ISD		1,420	766	1,704		
NORTH ZULCH ISD		6,090	3,262	7,308		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	12,870	17,720	Lease: 28010	Type: REAL	Owner #: 56439
NORMANGEE ISD	C	2,440	3,360	Legal: HOWARD-MOORE UNIT #1H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H RRC #28010  .005620 Royalty Interest Category: G1 Railroad #: 28010		
NORTH ZULCH ISD	C	10,430	14,370			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		12,870	2,276	15,444		
NORMANGEE ISD		2,440	432	2,928		
NORTH ZULCH ISD		10,430	1,854	12,516		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY	C	9,360	11,910	Lease: 743162	Type: REAL Owner #: 56439
NORMANGEE ISD	C	1,080	1,370	Legal: LONG HOLLOW (1RE)(2H)	
NORTH ZULCH ISD	C	8,290	10,540	VOC BRAZOS ENERGY	
				AB 48 A J BONDS SURVEY	
				WELL #1RE & #2H RRC# 26245	
				.015464 Royalty Interest	
				Category: G1	
				Railroad #: 26245	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$11,910 in 2024 as compared to \$15,700 in 2019 is a 24.14% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	9,360	678	11,232		
NORMANGEE ISD	1,080	74	1,296		
NORTH ZULCH ISD	8,290	592	9,948		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
MADISON COUNTY		5,550	4,860	Lease: 779015	Type: REAL Owner #: 56439
NORMANGEE ISD		610	530	Legal: LEONA UNIT (1H)	
NORTH ZULCH ISD		4,940	4,320	VESS OIL CORP	
				AB 9 H CHANDLER SURVEY	
				WELL #1H RRC #26650	
				.005812 Royalty Interest	
				Category: G1	
				Railroad #: 26650	
HB1984: The Appraised value of \$4,860 in 2024 as compared to \$14,390 in 2019 is a 66.23% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	5,550	0	4,860		
NORMANGEE ISD	610	0	530		
NORTH ZULCH ISD	4,940	0	4,320		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	52,100	15,190	60,720		
NORMANGEE ISD	8,230	4,406	9,674		
NORTH ZULCH ISD	43,880	10,782	51,048		

