

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

BUCHANAN TERRELL M
2966 HIGHWAY 105 W
NAVASOTA TX 77868-7438



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: 57206 367

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	580	3,030	Lease: 26391 Type: REAL Owner #: 57206
NORMANGEE ISD	C	280	1,490	Legal: HOWARD-PIERCE UNIT (1H)
NORTH ZULCH ISD	C	300	1,550	VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC# 26391 .004105 Royalty Interest Category: G1 Railroad #: 26391
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,030 in 2024 as compared to \$8,440 in 2019 is a 64.10% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	580	2,334	696	
NORMANGEE ISD	280	1,154	336	
NORTH ZULCH ISD	300	1,190	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

SEC 25.19

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973

OWNER #:

57206

4/26/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	6,250	8,500	Lease: 28003	Type: REAL	Owner #: 57206
NORMANGEE ISD	C	810	1,090	Legal: LEONA-HOWARD (ALLOCATION) #1H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H, RRC #28003 .002821 Royalty Interest Category: G1 Railroad #: 28003		
NORTH ZULCH ISD	C	5,450	7,400			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		6,250	1,000	7,500		
NORMANGEE ISD		810	118	972		
NORTH ZULCH ISD		5,450	860	6,540		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	2,880	5,010	Lease: 28004	Type: REAL	Owner #: 57206
NORMANGEE ISD	C	550	950	Legal: HOWARD-MOORE UNIT A #2H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #2H RRC #28004 .002153 Royalty Interest Category: G1 Railroad #: 28004		
NORTH ZULCH ISD	C	2,340	4,060			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		2,880	1,554	3,456		
NORMANGEE ISD		550	290	660		
NORTH ZULCH ISD		2,340	1,252	2,808		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	4,960	6,820	Lease: 28010	Type: REAL	Owner #: 57206
NORMANGEE ISD	C	940	1,290	Legal: HOWARD-MOORE UNIT #1H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H RRC #28010 .002164 Royalty Interest Category: G1 Railroad #: 28010		
NORTH ZULCH ISD	C	4,020	5,530			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		4,960	868	5,952		
NORMANGEE ISD		940	162	1,128		
NORTH ZULCH ISD		4,020	706	4,824		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	4,240	5,400	Lease: 743162	Type: REAL	Owner #: 57206
NORMANGEE ISD	C	490	620	Legal: LONG HOLLOW (1RE)(2H)		
NORTH ZULCH ISD	C	3,760	4,780	VOC BRAZOS ENERGY		
				AB 48 A J BONDS SURVEY		
				WELL #1RE & #2H RRC# 26245		
				.007010 Royalty Interest		
				Category: G1		
				Railroad #: 26245		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$5,400 in 2024 as compared to \$7,120 in 2019 is a 24.16% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	4,240	312	5,088			
NORMANGEE ISD	490	32	588			
NORTH ZULCH ISD	3,760	268	4,512			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		2,000	1,750	Lease: 779015 Type: REAL Owner #: 57206		
NORMANGEE ISD		220	190	Legal: LEONA UNIT (1H)		
NORTH ZULCH ISD		1,780	1,560	VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC #26650		
				.002092 Royalty Interest		
				Category: G1		
				Railroad #: 26650		
HB1984: The Appraised value of \$1,750 in 2024 as compared to \$5,180 in 2019 is a 66.22% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	2,000	0	1,750			
NORMANGEE ISD	220	0	190			
NORTH ZULCH ISD	1,780	0	1,560			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	20,910	6,068	24,442		
NORMANGEE ISD	3,290	1,756	3,874		
NORTH ZULCH ISD	17,650	4,276	20,604		

