

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

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: 57513 2087

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

MONTEREY MUSHROOMS INC
% DUCHARME MCMILLEN & ASSOC IN
12710 RESEARCH BLVD STE 305
AUSTIN TX 78759-4380



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	4,690	12,090	Lease: 26452 Type: REAL Owner #: 57513
MADISNVLE Cisd	C	4,690	12,090	Legal: LAURA UNIT (02) EOG RESOURCES AB 175 S MORGAN SURVEY Agent: 122 .032492 Royalty Interest Category: G1 Railroad #: 26452
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$12,090 in 2024 as compared to \$4,020 in 2019 is a 200.75% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	4,690	6,462	5,628	
MADISNVLE Cisd	4,690	6,462	5,628	

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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5319

OWNER #:

57513

4/26/24

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY	C	3,350	8,630	Lease: 426452	Type: REAL	Owner #: 57513
MADISNVLL Cisd	C	3,350	8,630	Legal: LAURA UNIT (1H)	Agent: 122	
				EOG RESOURCES		
				AB 175 S MORGAN SURVEY		
				WELL #1H		
				.032492 Royalty Interest		
				Category: G1		
				Railroad #: 26452		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$8,630 in 2024 as compared to \$36,200 in 2019 is a 76.16% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	3,350	4,610	4,020			
MADISNVLL Cisd	3,350	4,610	4,020			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY		2,450	2,010	Lease: 780184 Type: REAL Owner #: 57513		
MADISNVLL C1SD		2,450	2,010	Legal: LAURA-MANNING(ALLOC) UNIT (2H)		
				EOG RESOURCES INC		
				AB 152 W MOFFITT SURVEY		
				WELL # 2H RRC# 26777		
				Agent: 122		
				.017163 Royalty Interest		
				Category: G1		
				Railroad #: 26777		
HB1984: The Appraised value of \$2,010 in 2024 as compared to \$9,870 in 2019 is a 79.64% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	2,450	0	2,010			
MADISNVLL C1SD	2,450	0	2,010			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	10,490	11,072	11,658		
MADISNVILLE Cisd	10,490	11,072	11,658		