

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

CHMIELOWIEC LEE
18120 GANTRY DR
PFLUGERVILLE TX 78660-5198



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:	57555 537
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 NORTH ZULCH ISD	40 40	10 10	Lease: 95037 Type: REAL Owner #: 57555 Legal: RASCO G D & ANNIE (01) EMPIRE TEXAS OPERAT AB-109 JAMES HARBOUR SURVEY RRC #95037 WELL #1 .001216 Royalty Interest Category: G1 Railroad #: 95037
HB1984: The Appraised value of \$10 in 2024 as compared to \$10 in 2019 is a .00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	40 40	0 0	10 10

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 NORTH ZULCH ISD No 2019 Hist	160 160	30 30	Lease: 197648 Type: REAL Owner #: 57555 Legal: RASCO G D & ANNIE (04) EMPIRE TEXAS OPERATI AB-109 JAMES HARBOUR SURV RRC #197648 WELL #4 .001216 Royalty Interest Category: G1 Railroad #: 197648		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	160 160	0 0	30 30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY C NORTH ZULCH ISD C	4,050 4,050	5,410 5,410	Lease: 761937 Type: REAL Owner #: 57555 Legal: BENELLI (1H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL #1H RRC# 26504 .003059 Royalty Interest Category: G1 Railroad #: 26504		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$5,410 in 2024 as compared to \$4,670 in 2019 is a 15.85% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	4,050 4,050	550 550	4,860 4,860		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	3,150 3,150	3,150 3,150	Lease: 797933 Type: REAL Owner #: 57555 Legal: BENELLI (ALLOC) (2H) WILDFIRE ENERGY AB 109 J M HARBOUR SURVEY WELL #2H RRC# 27103 .003011 Royalty Interest Category: G1 Railroad #: 27103 HB1984: The Appraised value of \$3,150 in 2024 as compared to \$4,160 in 2019 is a 24.28% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	3,150 3,150	0 0	3,150 3,150		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD	520 520	310 310	Lease: 798329 Type: REAL Owner #: 57555 Legal: HIBBETTS (ALLOC) (3H) WILDFIRE ENERGY AB 36 E H ALLEN SURVEY WELL #3H RRC# 27041 .000190 Royalty Interest Category: G1 Railroad #: 27041 HB1984: The Appraised value of \$310 in 2024 as compared to \$610 in 2019 is a 49.18% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	520 520	0 0	310 310		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	7,920	550	8,360		
NORTH ZULCH ISD	7,920	550	8,360		