

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

RHODES-TAYLOR SANDRA
11281 FINCHER RD
ARGYLE TX 76226-4919



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:	59654 2566
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 MADISNVILLE Cisd	380 380	50 50	Lease: 30587 Type: REAL Owner #: 59654 Legal: FANNIN W H G/U (1U) WILDFIRE ENERGY AB-18 SIMON JONES SURVEY RRC# 30587 WELL #1U .003581 Royalty Interest Category: G1 Railroad #: 30587
HB1984: The Appraised value of \$50 in 2024 as compared to \$440 in 2019 is a 88.64% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	380 380	0 0	50 50

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 MADISNVILLE Cisd	2,900 2,900	590 590	Lease: 85577 Type: REAL Owner #: 59654 Legal: STONE HENRIETTA (02) WILDFIRE ENERGY AB-3 DELORES ARRIOLA SURVEY RRC #85577 WELL #2 .009254 Royalty Interest Category: G1 Railroad #: 85577 HB1984: The Appraised value of \$590 in 2024 as compared to \$3,270 in 2019 is a 81.96% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	2,900 2,900	0 0	590 590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	780 780	110 110	Lease: 110367 Type: REAL Owner #: 59654 Legal: BROWN MILDRED (01) WILDFIRE ENERGY AB-3 DELORES ARRIOLA SURVEY .004830 Royalty Interest Category: G1 Railroad #: 110367 HB1984: The Appraised value of \$110 in 2024 as compared to \$740 in 2019 is a 85.14% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	780 780	0 0	110 110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	230 230	20 20	Lease: 146587 Type: REAL Owner #: 59654 Legal: CANNON W E (02) WILDFIRE ENERGY AB-3 DOLORES ARRIOLA SURVEY .002131 Royalty Interest Category: G1 Railroad #: 146587 HB1984: The Appraised value of \$20 in 2024 as compared to \$220 in 2019 is a 90.91% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	230 230	0 0	20 20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	1,200 1,200	110 110	Lease: 242500 Type: REAL Owner #: 59654 Legal: BROWN MILDRED (03) WILDFIRE ENERGY AB-3 DELORES ARRIOLA SURVEY .004829 Royalty Interest Category: G1 Railroad #: 242500 HB1984: The Appraised value of \$110 in 2024 as compared to \$570 in 2019 is a 80.70% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	1,200 1,200	0 0	110 110

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	5,490	0	880		
MADISNVILLE Cisd	5,490	0	880		