

Madison County Appraisal District



2024 Annual Report

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The Property Tax Assistance Division of the Texas Comptroller's office requires appraisal districts to publish an annual report. This report provides property owners, taxing units, and other interested parties information about total market and taxable values, average market and taxable values of a residence, and exemptions at the time of certification of values to the taxing units.

Article 8 of The Texas Constitution defines five basic rules for property taxes:

- Property taxes must be equal and uniform
- Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash or its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural land.
- Each property must have a single appraised value.
- All property is taxable unless federal or state law exempts it from taxation
- Property owners have the right to reasonable notice of increases in the appraised value of their property.

The Madison County Appraisal District was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. Appraisal districts are local government political subdivisions of the state responsible for appraising property with county boundaries. Prior to the creation of central appraisal districts, each taxing unit followed their own appraisal standards and practices. Values were inaccurate and inequitable. Property owners were required to visit multiple taxing units to resolve any disputes concerning property value. Appraisal districts are independent of the taxing units but are governed by a board elected by the taxing units elected officials.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a property value study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

If you have questions about the information contained in this report, contact the Madison County Appraisal District at 936-348-2783 or email madisoncad@madisoncad.org

Madison County Appraisal District

Certified Market Value

	2020	2021	2022	2023	2024
Madisonville CISD	1,849,416,123	1,970,957,024	2,368,060,026	2,770,175,970	3,028,277,669
Normangee ISD	273,330,161	287,666,421	330,303,394	388,524,322	441,931,339
North Zulch ISD	554,401,486	537,847,561	673,847,048	761,585,574	787,025,131
City of Madisonville	301,228,659	321,772,922	418,012,684	456,948,166	462,986,716
City of Normangee	4,973,080	5,410,560	6,876,090	7,333,660	7,540,200
Madison County	2,677,160,200	2,796,485,066	3,376,157,798	3,920,042,626	4,257,233,771

Net Taxable Value

	2020	2021	2022	2023	2024
Madisonville CISD	779,477,936	803,416,703	964,363,507	980,530,418	1,067,221,982
Normangee ISD	87,382,364	85,764,446	104,186,691	100,407,672	130,572,080
North Zulch ISD	276,400,761	231,937,750	310,412,552	296,852,128	287,774,708
City of Madisonville	222,467,512	232,873,611	290,612,577	330,947,093	337,379,023
City of Normangee	4,215,792	4,543,921	5,495,352	5,903,199	6,018,858
Madison County	1,211,635,732	1,192,455,152	1,493,337,167	1,613,684,609	1,733,882,282

Property Category and Description

Code	Category Name	Description
A	Real Property: Single-family Residential	Houses, condominiums and mobile homes located on land owned by the occupant.
B	Real Property: Multi-family Residential	Residential structures containing two or more dwelling units belonging to one owner. Includes apartment but not motels or hotels.
C	Real Property: Vacant Lots and Tracts	Unimproved land parcels usually located within or adjacent to cities with no minimum or maximum size requirement.
D1	Real Property: Qualified Agricultural Land	All acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1-d or 1-d-1.
D2	Real Property: Farm & Ranch Improvements on Qualified Agricultural Land	Sheds, metal buildings, barns, storages, tin buildings or any improvement not a residence that is located on qualified agricultural land.
E	Real Property: Rural land, not qualified for agricultural, and Improvements	Only rural land that is not qualified for agricultural and the improvements, including residential and mobile homes, on that land.
F1	Real Property: Commercial	Land and improvements devoted to sales, entertainment or services to the public.
F2	Real Property: Industrial	Land and improvements devoted to the development, manufacturing, fabrication, processing or storage of a product.
G	Oil, Gas and Other Minerals	Producing and non-producing wells, all other minerals and mineral interests and equipment used to bring the oil and gas to the surface, not including surface rights.
H	Tangible Personal Property: Non business Vehicles	Privately owned automobiles, motorcycles and light trucks not used to produce income.
J	Real and Personal Property: Utilities	All real and tangible personal property of railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TV companies and other utility companies.
L1	Personal Property: Commercial	All tangible personal property used by a commercial business to produce income, including fixtures, equipment and inventory.
L2	Personal Property: Industrial	All tangible personal property used by an industrial business to produce income, including fixtures, equipment and inventory.
M1	Mobile Homes	A mobile home on land owned by someone other than the owner of the mobile home.

M2	Other Tangible Personal Property	Non-income-producing personal property includes boats, travel trailers and personal aircraft.
N	Intangible Personal	Property All taxable intangible property not otherwise classified.
O	Real Property: Residential Inventory	Residential real property inventory held for sale and appraised as provided by Tax Code Section 23.12.
S	Special Inventory	Certain property inventories of businesses that provide items for sale to the public. State law requires the appraisal district to appraise these inventory items based on business's total annual sales in the prior tax year. Category S properties include dealers' motor vehicle inventory, dealers' heavy equipment inventory, dealers' vessel and outboard motor inventory and retail manufactured housing inventory.
X	Totally Exempt Property and subcategories	Exempt property must have the qualifications found in law, mainly the Tax Code.

Property Tax Assistance Division Property Classification Guide.

2024 Market Value by State Code Classification

Code	Classification	Number of Items	Total Market Value
A	Real Property: Single-family Residential	2,673	366,187,979
B	Real Property: Multi-family Residential	27	6,223,430
C	Real Property: Vacant Lots & Tracts	902	32,228,970
D1	Real Property: Qualified Agricultural Land	4,795	2,208,838,679
D2	Real Property: Improvements on Qual Ag Land	1,597	33,716,328
E	Real Property: Rural Land not Qual f/Ag & Imps	3,645	651,878,695
F1	Real Property: Commercial	371	149,791,900
F2	Real Property: Industrial	24	32,798,130
G	Oil, Gas & Other Minerals	12,754	181,040,498
J	Real & Personal Property: Utilities	331	264,080,660
L1	Personal Property: Commercial	437	31,941,770
L2	Personal Property: Industrial	177	77,612,910
M	Mobile Homes/Tangible Personal Property	667	31,879,610
S	Special Inventory	11	6,475,440
Total Market Value			\$4,074,694,999

2023 Market Value by State Code Classification

Code	Classification	Number of Items	Total Market Value
A	Real Property: Single-family Residential	2,640	350,460,152
B	Real Property: Multi-family Residential	27	6,430,120
C	Real Property: Vacant Lots & Tracts	934	30,843,600
D1	Real Property: Qualified Agricultural Land	4,767	2,004,502,896
D2	Real Property: Improvements on Qual Ag Land	1,584	31,473,569
E	Real Property: Rural Land not Qual f/Ag & Imps	3,558	607,463,735
F1	Real Property: Commercial	359	135,017,870
F2	Real Property: Industrial	22	32,403,040
G	Oil, Gas & Other Minerals	14,309	172,858,706
J	Real & Personal Property: Utilities	339	253,328,420
L1	Personal Property: Commercial	428	29,408,130
L2	Personal Property: Industrial	165	53,035,860
M	Mobile Homes/Tangible Personal Property	660	31,395,460
S	Special Inventory	11	8,514,170
Total Market Value			\$3,747,135,728

2024 Exemptions by Taxing Unit

Exemption	Madisonville CISD	Normangee ISD	North Zulch ISD	City of Madisonville	City of Normangee	Madison County
Homestead Local Count	0	8,346,892	0	0	0	0
Homestead State Count	180,782,676	15,856,058	49,141,800	0	0	0
Over 65 Local Count	2,206	188	604	0	0	0
Over 65 State Count	6,386,826	618,932	1,757,313	0	0	0
Disabled Persons Local Count	998	94	280	0	0	0
Disabled Person State Count	211,862	10,000	79,779	0	0	0
Disabled Veterans Count	48	1	14	0	0	0
Disabled Veterans-100% Count	627,576	2,050	233,310	187,000	0	1,025,074
Pollution Control Abatements Freeport	80	5	30	22	0	115
Totally Exempt Prop Prorated Exempt Property	7,102,447	165,515	4,771,964	2,004,319	0	19,067,995
Disaster State	50	3	28	10	0	81
Total Exemptions	358,829,126	34,110,869	76,567,448	89,726,859	111,740	221,193,624
Other Deductions from Market Value						
Loss due to Ag Value	1,518,408,334	271,925,916	400,789,709	11,485,923	1,237,640	2,191,123,959
Loss due to Homestead Cap	67,645,856	4,745,788	17,946,908	21,895,075	153,462	90,338,552
Loss due to 23.231 Cap	16,172,371	576,686	3,946,358	2,499,836	18,500	20,695,354

2023 Exemptions by Taxing Unit

Exemption	Madisonville CISD	Normangee ISD	North Zulch ISD	City of Madisonville	City of Normangee	Madison County
Homestead Local Count	0	7,853,688	0	0	0	0
Homestead State Count	171,458,122	15,436,557	46,363,552	0	0	0
Over 65 Local Count	2,146	185	582	0	0	0
Over 65 State Count	5,718,600	578,202	1,617,833	0	0	0
Disabled Persons Local Count	951	91	272	0	0	0
Disabled Person State Count	206,462	10,000	67,957	0	0	0
Disabled Veterans Count	54	1	13	0	0	0
Disabled Veterans-100% Count	572,084	2,050	256,836	179,000	0	989,150
Pollution Control Abatements Freeport	76	5	31	18	0	112
Totally Exempt Prop Prorated Exempt Property	5,180,816	131,377	3,671,900	1,224,824	0	14,939,974
Total Exemptions	335,076,542	31,936,654	71,435,828	87,217,994	110,740	202,311,393
Other Deductions from Market Value						
Loss due to Ag Value	1,364,513,421	248,944,120	373,338,064	9,116,948	1,120,810	1,986,795,605
Loss due to Homestead Cap	90,055,589	7,235,876	19,959,554	29,666,131	198,911	117,251,019
Loss due to 23.231 Cap						

Protest and Notice Summary

Protest Outcome	2022	2023	2024
No Change to Value	487	100	213
Change to Value	270	145	237
Pending	0	0	0
Disposition-Topline	N/A	21	33
Cancelled/No Show	190	150	35
ARB Decision	217	129	69
TOTAL	757	545	587
Pending Arbitration	0	0	2

Notices Mailed **30,181** **30,037** **27,957**