

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

MONTEREY MUSHROOMS INC
% DUCHARME MCMILLEN & ASSOC IN
PO BOX 201267
AUSTIN TX 78720



APPRAISAL YEAR 2025
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/24/2025 AT: 9:00 AM
808 STATE STREET
MADISONVILLE TX 77864
903-657-2555 EXT 24 OWNERSHIP
903-657-2555 EXT 12 MINERALS
903-657-2555 EXT 28 PERS PROP
903-657-2555 EXT 28 UTILITIES
Protest Deadline: 6-02-2025
ARB Hearing: 6-24-2025
Owner: 16298 1953

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 2025	PROPERTY DESCRIPTION	
MADISON COUNTY MADISNVLE Cisd		187,790 187,790	206,570 206,570	Seq: 9900005 Type: PERSONAL Owner #: 16298 Legal: FURN & FIXT. SITUS: 5816 HWY 75 S MADISONVI P-7900-000-1950-901 Agent: 122 Category: L2J INDUS.- FURNITURE & FIXTURES	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY MADISNVLE Cisd	187,790 187,790	0 0	206,570 206,570		

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 2025	PROPERTY DESCRIPTION	
MADISON COUNTY MADISNVILLE Cisd		741,000 741,000	770,000 770,000	SEQ: 9900010 Type: PERSONAL Owner #: 16298 Legal: SUPPLIES SITUS: 5816 HWY 75 S MADISONVI P-7900-000-1960-901 Agent: 122 Category: L2C INDUS.- INVENTORY	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY MADISNVILLE Cisd		741,000 741,000	0 0	770,000 770,000	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY MADISNVILLE Cisd		2,457,270 2,457,270	2,572,150 2,572,150	SEQ: 9900015 Type: PERSONAL Owner #: 16298 Legal: PACKAGING - M&E MOBILE M&E HWY 75 SOUTH SITUS: 5816 HWY 75 S MADISONVI P-7900-000-1970-901 Agent: 122 Category: L2G INDUS.- MACHINERY & EQUIPMENT	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY MADISNVILLE Cisd		2,457,270 2,457,270	0 0	2,572,150 2,572,150	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY MADISNVILLE Cisd		6,570 6,570	7,230 7,230	SEQ: 9900022 Type: PERSONAL Owner #: 16298 Legal: FINISHED GOODS INVENTORY NON EXEMPT SITUS: 5816 HWY 75 S MADISONVI Agent: 122 Category: L2C INDUS.- INVENTORY	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY MADISNVILLE Cisd		6,570 6,570	0 0	7,230 7,230	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY MADISNVILLE Cisd		40,200 40,200	44,220 44,220	SEQ: 9900035 Type: PERSONAL Owner #: 16298 Legal: VEHICLES SITUS: 5816 HWY 75 S MADISONVI P-7900-000-1953-901 Agent: 122 Category: L2M INDUS.- VEHICLES, TO 1 TON	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY MADISNVILLE Cisd		40,200 40,200	0 0	44,220 44,220	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE CSD	3,165,000 3,165,000	3,324,590 3,324,590	Seq: 9900100 Type: REAL Owner #: 16298 Legal: IMPROVEMENTS 5816 HWY 75 SOUTH SITUS: 5816 HWY 75 S MADISONVI R-0152-000-254-901 Agent: 122 Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
HB1984: The Appraised value of \$3,324,590 in 2025 as compared to \$2,591,250 in 2020 is a 28.30% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE CSD	3,165,000 3,165,000	0 0	3,324,590 3,324,590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE CSD	11,000,000 11,000,000	13,279,190 13,279,190	Seq: 9900110 Type: REAL Owner #: 16298 Legal: COOLER EXPANSION & NEW OFFICE PACKAGING & MINI SITUS: 5816 HWY 75 S MADISONVI Agent: 122 Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
HB1984: The Appraised value of \$13,279,190 in 2025 as compared to \$9,674,660 in 2020 is a 37.26% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE CSD	11,000,000 11,000,000	0 0	13,279,190 13,279,190

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY MADISNVILLE CSD	17,597,830 17,597,830	0 0	20,203,950 20,203,950		

