

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

STERLING SUZANNE T
PO BOX 295012
KERRVILLE TX 78029



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:	32574 2708
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	70 70	50 50	Lease: 281499 Type: REAL Owner #: 32574 Legal: SHELTON (01) E2 OPERATING LLC AB 247 J YOUNG SURVEY WELL #1 RRC# 281499 .000999 Royalty Interest Category: G1 Railroad #: 281499
HB1984: The Appraised value of \$50 in 2025 as compared to \$110 in 2020 is a 54.55% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLE Cisd	70 70	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 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	80	120	Lease: 282311 Type: REAL Owner #: 32574		
MADISNVILLE Cisd	C	80	120	Legal: MORGAN (01) E2 OPERATING LLC AB 247 J YOUNG SURVEY WELL #1 RRC# 282311 .002277 Royalty Interest Category: G1 Railroad #: 282311		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$120 in 2025				as compared to \$440 in 2020 is a 72.73% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	80	20	100			
MADISNVILLE Cisd	80	20	100			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		450	230	Lease: 282800 Type: REAL Owner #: 32574	
MADISNVLL Cisd		450	230	Legal: WAKEFIELD GERALD (02) E2 OPERATING LLC AB 247 J YOUNG SURVEY WELL #2 RRC# 282800 .007211 Royalty Interest Category: G1 Railroad #: 282800	
HB1984: The Appraised value of \$230 in 2025				as compared to \$630 in 2020 is a 63.49% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	450	0	230		
MADISNVLL Cisd	450	0	230		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		200	60	Lease: 780186	Type: REAL Owner #: 32574
MADISNVLLC CSD		200	60	Legal: MCR (01)	
				E2 OPERATING LLC	
				AB 14 F FULCHER SURVEY	
				WELL #1 RRC# 27175	
				.001708 Royalty Interest	
				Category: G1	
				Railroad #: 27175	
HB1984: The Appraised value of \$60 in 2025 as compared to \$360 in 2020 is a 83.33% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	200	0	60		
MADISNVLLC CSD	200	0	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		70	70	Lease: 806090 Type: REAL Owner #: 32574	
MADISNVLL Cisd		70	70	Legal: RADER (01) E2 OPERATING LLC AB 247 J YOUNG SURVEY WELL #1 RRC# 281343 .004266 Royalty Interest Category: G1 Railroad #: 281343	
HB1984: The Appraised value of \$70 in 2025 as compared to \$1,290 in 2020 is a 94.57% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	70	0	70		
MADISNVLL Cisd	70	0	70		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE CSD	210 210	140 140	Lease: 822189 Type: REAL Owner #: 32574 Legal: BURNS (01) E2 OPERATING LLC AB 11 J CRIST SURVEY WELL 1 RRC 27322 .004609 Royalty Interest Category: G1 Railroad #: 27322 HB1984: The Appraised value of \$140 in 2025 as compared to \$650 in 2020 is a 78.46% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE CSD	210 210	0 0	140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE CSD	C 20 20	80 80	Lease: 825504 Type: REAL Owner #: 32574 Legal: FORREST (02) E2 OPERATING LLC AB 14 F FULCHER SURVEY WELL #2 RRC# 283770 .002802 Royalty Interest Category: G1 Railroad #: 283770 Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$80 in 2025 as compared to \$210 in 2020 is a 61.90% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE CSD	20 20	60 60	20 20

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	1,100 1,100	80 80	670 670		

