

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

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: 38828 466  
  
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR  
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE  
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

CENTERPOINT ENERGY HOUSTON ELE  
OPERATIONS/ PROP TAX DEPT  
PO BOX 1475  
HOUSTON TX 77251-1475



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	C	1,580	4,740	Lease: 25922	Type: REAL	Owner #: 38828
NORTH ZULCH ISD	C	1,580	4,740	Legal: NEVILL (1H)	WILDFIRE ENERGY AB-32 W TOWNSEND SURVEY  .008093 Royalty Interest Category: G1 Railroad #: 25922	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$4,740 in 2025 as compared to \$7,160 in 2020 is a 33.80% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	1,580	2,840	1,900			
NORTH ZULCH ISD	1,580	2,840	1,900			

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 NORTH ZULCH ISD	540 540	520 520	Lease: 741410 Type: REAL Owner #: 38828 Legal: COLT 1H WILDFIRE ENERGY AB 32 WILLIAM TOWNSEND SUR WELL 1H RRC 4084  .018313 Royalty Interest Category: G1 Railroad #: 4084  HB1984: The Appraised value of \$520 in 2025 as compared to \$720 in 2020 is a 27.78% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	540 540	0 0	520 520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY MADISNVILLE Cisd	6,037,220 6,037,220	9,858,620 9,858,620	SEQ: 9900005 Type: PERSONAL Owner #: 38828 Legal: TRANSMISSION LINES 345KV 7.74 MILES  P-7900-000-0550-901  Category: J3 ELECTRIC - UTILITY EQUIP
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVILLE Cisd	6,037,220 6,037,220	0 0	9,858,620 9,858,620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	7,500 7,500	7,500 7,500	SEQ: 9900010 Type: PERSONAL Owner #: 38828 Legal: MICROWAVE TOWER  P-7900-000-1350-903  Category: L2P INDUS.- RADIO TOWERS
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	7,500 7,500	0 0	7,500 7,500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	90,000 90,000	90,000 90,000	SEQ: 9900011 Type: PERSONAL Owner #: 38828 Legal: COMMUNICATION EQUIPMENT  Category: L2Q INDUS.- RADIO TOWER EQUIPMENT
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	90,000 90,000	0 0	90,000 90,000

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORTH ZULCH ISD		2,722,210 2,722,210	4,445,300 4,445,300	SEQ: 9900015    Type: PERSONAL    Owner #: 38828 Legal: TRANSMISSION LINES 345 KV 3.49 MILES  P-7900-000-1380-903  Category: J3    ELECTRIC - UTILITY EQUIP		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD		2,722,210 2,722,210	0 0	4,445,300 4,445,300		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY NORMANGEE ISD		3,143,410 3,143,410	5,133,110 5,133,110	SEQ: 9900020    Type: PERSONAL    Owner #: 38828 Legal: TRANSMISSION LINES 345 KV 4.03 MILES  P-7900-000-1600-906  Category: J3    ELECTRIC - UTILITY EQUIP		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD		3,143,410 3,143,410	0 0	5,133,110 5,133,110		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	12,002,460	2,840	19,536,950		
NORTH ZULCH ISD	2,821,830	2,840	4,545,220		
MADISNVILLE CISD	6,037,220	0	9,858,620		
NORMANGEE ISD	3,143,410	0	5,133,110		

