

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

MCMAHAN THOMAS V 1966 TR
THOMAS V MCMAHAN TRE
PO BOX 1517
HOUSTON TX 77251-1517



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: 44256 1872

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 NORMANGEE ISD	5,300 5,300	3,850 3,850	Lease: 4079 Type: REAL Owner #: 44256 Legal: THE GROVE UNIT (1H)(2H)(3H) VESS TX PARTNERS II AB 162 N COPELAND SURVEY WELLS #1H 2H 3H RRC# 4079 .001346 Royalty Interest Category: G1 Railroad #: 4079
HB1984: The Appraised value of \$3,850 in 2025 as compared to \$5,380 in 2020 is a 28.44% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	5,300 5,300	0 0	3,850 3,850

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	35,520	56,940	Lease: 27326	Type: REAL Owner #: 44256
NORMANGEE ISD	C	35,520	56,940	Legal: JOHNSTON NO (1H 2H 3H)	
				WILDFIRE ENERGY OPER	
				AB 96 E FENN SURVEY	
				WELL #2H RRC# 27326	
				.025983 Royalty Interest	
				Category: G1	
				Railroad #: 27326	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$56,940 in 2025 as compared to \$47,150 in 2020 is a 20.76% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	35,520	14,320	42,620		
NORMANGEE ISD	35,520	14,320	42,620		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		40	40	Lease: 113559	Type: REAL Owner #: 44256
NORTH ZULCH ISD	G	40	40	Legal: VICK M Y (06)	
				WILDFIRE ENGERY OPER	
				AB-28 ZORASTER ROBINSON SURV	
				RRC #113559 WELL #6	
				.001392 Royalty Interest	
				Category: G1	
				Railroad #: 113559	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$40 in 2025 as compared to \$30 in 2020 is a 33.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	40	0	40		
NORTH ZULCH ISD	0	40	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	40,860	14,320	46,510		
NORMANGEE ISD	40,820	14,320	46,470		
NORTH ZULCH ISD	0	40	0		