

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

HOOKEER BETTY  
4027 STRAWBERRY CT  
DICKENSON TX 77539-6297



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:	45096 1325
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	1,510 1,510	950 950	Lease: 25278 Type: REAL Owner #: 45096 Legal: FANNIN M G UNIT 2 (01) (03) SOUTHWEST OPERATING  RRC #25278 WELLS # 1 & 3  .016178 Override Royalty Category: G1 Railroad #: 25278
HB1984: The Appraised value of \$950 in 2025 as compared to \$2,300 in 2020 is a 58.70% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLE Cisd	1,510 1,510	0 0	950 950

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		390	300	Lease: 105078    Type: REAL    Owner #: 45096	
MADISNVLL Cisd		390	300	Legal: GOULD MYRA (01) PARTEN OPERATING AB-260   H W BOZEMAN SURVEY RRC #105078                      WELL #1  .015003 Override Royalty Category:        G1 Railroad #:                      105078	
HB1984: The Appraised value of \$300 in 2025		as compared to \$310 in 2020 is a 3.23% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	390	0	300		
MADISNVLL Cisd	390	0	300		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	270	1,870	Lease: 112105    Type: REAL    Owner #: 45096	
MADISNVILLE CISD	C	270	1,870	Legal: IVEY-RICHARDSON G/U (01) PARTEN OPERATING AB-260 H W BOZEMAN SURVEY RRC #112105                      WELL #1  .013097 Override Royalty Category:            G1 Railroad #:                      112105	
Deductions:                      (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,870 in 2025 as compared to \$200 in 2020 is a 835.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	270	1,550	320		
MADISNVILLE CISD	270	1,550	320		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		310	210	Lease: 113253      Type: REAL      Owner #: 45096	
MADISNVILLE CISD		310	210	Legal: WAKEFIELD L A G/U 3 (01) PARTEN OPERATING AB-34 HIRAM WALKER SURVEY RRC #113253      WELL #1  .012310 Override Royalty Category: G1 Railroad #: 113253	
HB1984: The Appraised value of \$210 in 2025		as compared to \$200 in 2020 is a 5.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	310	0	210		
MADISNVILLE CISD	310	0	210		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		4,920	3,810	Lease: 114983    Type: REAL    Owner #: 45096	
MADISNVLLC CISD		4,920	3,810	Legal: ROSCOE BAYLESS UNIT 1 (01) PARTEN OPERATING AB-189 JOSHUA ROBBINS SURVEY RRC #114983                      WELL #1  .011736 Override Royalty Category: G1 Railroad #: 114983	
HB1984: The Appraised value of \$3,810 in 2025 as compared to \$890 in 2020 is a 328.09% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	4,920	0	3,810		
MADISNVLLC CISD	4,920	0	3,810		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	7,400	1,550	5,900		
MADISNVILLE CISD	7,400	1,550	5,900		