

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

CONSOLIDATED COMM ENTERPRISE
% ASSESSMENT TECHNOLOGIES LLC
40 NE LOOP 410 SUITE 607
SAN ANTONIO TX 78216



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: 48126 599

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		36,050	38,470	SEQ: 9900005 Type: PERSONAL Owner #: 48126	
CTY MADISNVILLE		36,050	38,470	Legal: FIBER OPTIC CABLE	
MADISNVILLE CISD		36,050	38,470	8 FIBER LINE	
				P-7900-203-1200-901	
				Agent: 029	
				Category: J4A TELEPHONE - OTHER PROP	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY		36,050	0	38,470	
CTY MADISNVILLE		36,050	0	38,470	
MADISNVILLE CISD		36,050	0	38,470	

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 NORMANGEE ISD		5,040 5,040	5,380 5,380	SEQ: 9900010 Type: PERSONAL Owner #: 48126 Legal: FIBER OPTIC CABLE 24 FIBER P-7900-205-0350-906 Agent: 029 Category: J4 TELEPHONE - UTILITY EQUIP	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	5,040 5,040	0 0	5,380 5,380		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY NORTH ZULCH ISD		47,070 47,070	50,230 50,230	SEQ: 9900015 Type: PERSONAL Owner #: 48126 Legal: FIBER OPTIC CABLE 48 FIBER P-7900-205-0360-903 Agent: 029 Category: J4 TELEPHONE - UTILITY EQUIP	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORTH ZULCH ISD	47,070 47,070	0 0	50,230 50,230		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY MADISNVILLE Cisd		8,180 8,180	8,180 8,180	SEQ: 9900020 Type: PERSONAL Owner #: 48126 Legal: CIRCUIT/SWITCH EQUIPMENT Agent: 029 Category: J4 TELEPHONE - UTILITY EQUIP	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY MADISNVILLE Cisd	8,180 8,180	0 0	8,180 8,180		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	96,340	0	102,260		
CTY MADISNVILLE	36,050	0	38,470		
MADISNVILLE Cisd	44,230	0	46,650		
NORMANGEE ISD	5,040	0	5,380		
NORTH ZULCH ISD	47,070	0	50,230		