

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

OSBORNE CLARK & LISA
4500 HIGHWAY 21 W
MADISONVILLE TX 77864-6106



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: 49568 2130 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	160 160	150 150	Lease: 132240 Type: REAL Owner #: 49568 Legal: WALTON J H G/U (02) FAULCONER ENERGY AB-18 SIMON JONES SURVEY RRC #132240 WELL #2 .006299 Royalty Interest Category: G1 Railroad #: 132240
HB1984: The Appraised value of \$150 in 2025 as compared to \$160 in 2020 is a 6.25% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLE Cisd	160 160	0 0	150 150

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 MADISNVLL Cisd	102,290 102,290	116,520 116,520	Lease: 749050 Type: REAL Owner #: 49568 Legal: HENSON UNIT 2 (1H) WILDFIRE ENERGY AB 8 T BOATWRIGHT SURVEY WELL #1H RRC# 26683 .071247 Royalty Interest Category: G1 Railroad #: 26683 HB1984: The Appraised value of \$116,520 in 2025 as compared to \$78,230 in 2020 is a 48.95% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLL Cisd	97,296 97,296	0 0	116,520 116,520

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY MADISNVLL Cisd	97,456 97,456	0 0	116,670 116,670		