

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

CANNON SHIRLEY ANN
1131 FM 2289
MADISONVILLE TX 77864-5303



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:	50364 431
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	C	1,320	710	Lease: 14468 Type: REAL Owner #: 50364
NORTH ZULCH ISD	C	1,320	710	Legal: DRAKE L A (01) REDBUD E & P INC AB 242 WYATT/HADLEY/FITZGERALD
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.019634 Royalty Interest
HB1984: The Appraised value of \$710 in 2025 as compared to \$2,190 in 2020 is a 67.58% decrease.				Category: G1 Railroad #: 14468
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	192	480	230	
NORTH ZULCH ISD	192	480	230	

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	9,880 9,880	9,380 9,380	Lease: 25565 Type: REAL Owner #: 50364 Legal: FLOYD (01) CML EXPLORATION AB-176 A NUNLEY SURVEY RRC #25565 .012366 Royalty Interest Category: G1 Railroad #: 25565 HB1984: The Appraised value of \$9,380 in 2025 as compared to \$9,130 in 2020 is a 2.74% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	9,880 9,880	0 0	9,380 9,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORTH ZULCH ISD	19,090 19,090	19,210 19,210	Lease: 25977 Type: REAL Owner #: 50364 Legal: DRAKE (01)(02) CML EXPLORATION LLC AB 97 T FITZGERALD SURVEY WELL 1 & 2 RRC 25977 .007920 Royalty Interest Category: G1 Railroad #: 25977 HB1984: The Appraised value of \$19,210 in 2025 as compared to \$17,380 in 2020 is a 10.53% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	19,090 19,090	0 0	19,210 19,210

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	29,162	480	28,820		
NORTH ZULCH ISD	29,162	480	28,820		