

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

HOWARD JAKE COLE & ANGELETTE M
5841 COUNTY ROAD 157
IOLA TX 77861-4362



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:	52817 1346
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	18,360	17,320	Lease: 26391 Type: REAL Owner #: 52817
NORMANGEE ISD	C	9,000	8,490	Legal: HOWARD-PIERCE UNIT (1H)
NORTH ZULCH ISD	C	9,360	8,830	VESS OIL CORP
				AB 9 H CHANDLER SURVEY
				WELL #1H RRC# 26391
				.024851 Royalty Interest
				Category: G1
				Railroad #: 26391
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$17,320 in 2025 as compared to \$38,110 in 2020 is a 54.55% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	4,212	12,270	5,050	
NORMANGEE ISD	2,064	6,010	2,480	
NORTH ZULCH ISD	2,148	6,250	2,580	

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 NORTH ZULCH ISD	20,440 2,350 18,090	13,300 1,530 11,770	Lease: 743162 Type: REAL Owner #: 52817 Legal: LONG HOLLOW (1RE)(2H) VESS OIL CORPORATION AB 48 A J BONDS SURVEY WELL #1RE & #2H RRC# 26245 .026545 Royalty Interest Category: G1 Railroad #: 26245
HB1984: The Appraised value of \$13,300 in 2025 as compared to \$19,570 in 2020 is a 32.04% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	19,284 2,220 17,064	0 0 0	13,300 1,530 11,770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORTH ZULCH ISD C	8,610 8,610	5,930 5,930	Lease: 755459 Type: REAL Owner #: 52817 Legal: WATSON-HOWARD (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC# 26366 .048441 Royalty Interest Category: G1 Railroad #: 26366
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$5,930 in 2025 as compared to \$2,790 in 2020 is a 112.54% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORTH ZULCH ISD	3,912 3,912	1,240 1,240	4,690 4,690

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY NORMANGEE ISD	6,310 6,310	4,020 4,020	Lease: 771048 Type: REAL Owner #: 52817 Legal: SULLY UNIT (1H) VESS TEXAS PARTNERS AB 162 N COPELAND SURVEY WELL #1H RRC# 4037 .003892 Royalty Interest Category: G1 Railroad #: 4037
HB1984: The Appraised value of \$4,020 in 2025 as compared to \$4,780 in 2020 is a 15.90% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	6,310 6,310	0 0	4,020 4,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY C NORMANGEE ISD C NORTH ZULCH ISD C	13,040 1,440 11,610	16,030 1,760 14,270	Lease: 779015 Type: REAL Owner #: 52817 Legal: LEONA UNIT (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC #26650 .015613 Royalty Interest Category: G1 Railroad #: 26650
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$16,030 in 2025 as compared to \$28,820 in 2020 is a 44.38% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD NORTH ZULCH ISD	13,040 1,440 11,610	380 30 340	15,650 1,730 13,930

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	46,758	13,890	42,710		
NORMANGEE ISD	12,034	6,040	9,760		
NORTH ZULCH ISD	34,734	7,830	32,970		

