

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

WHEELER DAVID R & PATRICIA
20004 CRESCENT CT
MONTGOMERY TX 77356-4946



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: 52992 3070

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 NORMANGEE ISD	3,740 3,740	4,380 4,380	Lease: 4089 Type: REAL Owner #: 52992 Legal: ZEUS 1H PRESCO INC AB 296 J W GIBSON SURVEY WELL #1H RRC #28122 .003500 Override Royalty Category: G1 Railroad #: 28122
HB1984: The Appraised value of \$4,380 in 2025 as compared to \$5,610 in 2020 is a 21.93% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY NORMANGEE ISD	3,740 3,740	0 0	4,380 4,380

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	C	260	600	Lease: 25872 Type: REAL Owner #: 52992		
MADISNVILLE CISD	C	260	600	Legal: VOGT (1H) PRESCO INC AB-104 T N B GREER SURVEY .002983 Override Royalty Category: G1 Railroad #: 25872		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$600 in 2025				as compared to \$380 in 2020 is a 57.89% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	260	290	310			
MADISNVILLE CISD	260	290	310			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	140	380	Lease: 27063 Type: REAL Owner #: 52992		
NORMANGEE ISD	C	140	380	Legal: SAMUEL (01) TEXAS PRESKO AB 24 D PARKER SURVEY WELL #1 RRC# 27063 .003500 Override Royalty Category: G1 Railroad #: 27063		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$380 in 2025				as compared to \$280 in 2020 is a 35.71% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	140	210	170			
NORMANGEE ISD	140	210	170			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	1,500	2,350	Lease: 743064 Type: REAL Owner #: 52992		
MADISNVILLE CISD	C	1,500	2,350	Legal: MCVEY (1H) TEXAS PRESCO INC AB-104 T N B GREER SURVEY WELL #1H RRC# 26204 .003055 Override Royalty Category: G1 Railroad #: 26204		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,350 in 2025 as compared to \$620 in 2020 is a 279.03% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		792	1,400	950		
MADISNVILLE CISD		792	1,400	950		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	4,932	1,900	5,810		
NORMANGEE ISD	3,880	210	4,550		
MADISNVILLE CISD	1,052	1,690	1,260		