

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

WAKE ARTHUR J & KIMBERLY A
15110 TIMBERSHIRE CT
MAGNOLIA TX 77355-8025



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: 52994 2971

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		1,330 1,330	1,560 1,560	Lease: 4089 Type: REAL Owner #: 52994 Legal: ZEUS 1H PRESCO INC AB 296 J W GIBSON SURVEY WELL #1H RRC #28122 .001250 Override Royalty Category: G1 Railroad #: 28122 HB1984: The Appraised value of \$1,560 in 2025 as compared to \$2,000 in 2020 is a 22.00% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	1,330 1,330	0 0	1,560 1,560		

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		90	210	Lease: 25872 Type: REAL Owner #: 52994
MADISNVILLE CISD	G C		90	210	Legal: VOGT (1H) PRESCO INC AB-104 T N B GREER SURVEY .001065 Override Royalty Category: G1 Railroad #: 25872
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$210 in 2025 as compared to \$140 in 2020 is a 50.00% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)
MADISON COUNTY	90		100		110
MADISNVILLE CISD	0		210		0

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY	C		50	130	Lease: 27063 Type: REAL Owner #: 52994
NORMANGEE ISD	C		50	130	Legal: SAMUEL (01) TEXAS PRESCO AB 24 D PARKER SURVEY WELL #1 RRC# 27063 .001250 Override Royalty Category: G1 Railroad #: 27063
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$130 in 2025 as compared to \$100 in 2020 is a 30.00% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)
MADISON COUNTY	50		70		60
NORMANGEE ISD	50		70		60

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
MADISON COUNTY	C		530	840	Lease: 743064 Type: REAL Owner #: 52994
MADISNVILLE CISD	G C		530	840	Legal: MCVEY (1H) TEXAS PRESCO INC AB-104 T N B GREER SURVEY WELL #1H RRC# 26204 .001091 Override Royalty Category: G1 Railroad #: 26204
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$840 in 2025 as compared to \$220 in 2020 is a 281.82% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)
MADISON COUNTY	288		490		350
MADISNVILLE CISD	0		840		0

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable		Owner's Proposed Deductions		Owner's Proposed Taxable
MADISON COUNTY	1,758		660		2,080
NORMANGEE ISD	1,380		70		1,620
MADISNVILLE CISD	0		1,050		0