

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

BROWN BETTY SHOWERS LLC
PO BOX 1247
BROOKSHIRE TX 77423-1247



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:	54001 326
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 MADISNVLE CISD	290 290	320 320	Lease: 4896 Type: REAL Owner #: 54001 Legal: MATHIS GLENN F (01) PARTEN OPERATING AB-13 ARTER CROWNOVER SURVEY .001303 Royalty Interest Category: G1 Railroad #: 4896
HB1984: The Appraised value of \$320 in 2025 as compared to \$70 in 2020 is a 357.14% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
MADISON COUNTY MADISNVLE CISD	290 290	0 0	320 320

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	20	30	Lease: 7106 Type: REAL Owner #: 54001		
MADISNVLLC Cisd	C	20	30	Legal: POTEET SARAH B (01) HORNET RESOURCES A CROWNOVER SURVEY RRC #7106 WELL #1 .000595 Royalty Interest Category: G1 Railroad #: 7106		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$30 in 2025 as compared to \$30 in 2020 is a .00% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	20	10	20			
MADISNVLLC Cisd	20	10	20			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		40	30	Lease: 147388 Type: REAL Owner #: 54001	
MADISNVLLC Cisd		40	30	Legal: MATHIS J W UNIT (02) PARTEN OPERATING AB-13 ARTER CROWNOVER SURVEY RRC #147388 WELL #2 .001035 Royalty Interest Category: G1 Railroad #: 147388	
HB1984: The Appraised value of \$30 in 2025 as compared to \$30 in 2020 is a .00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	40	0	30		
MADISNVLLC Cisd	40	0	30		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		200	160	Lease: 782049 Type: REAL Owner #: 54001	
MADISNVLLC Cisd		200	160	Legal: MATHIS G F HEIRS (1H) WILDFIRE ENERGY AB 13 A CROWNOVER SURVEY WELL #1H RRC# 26637 .000496 Royalty Interest Category: G1 Railroad #: 26637	
HB1984: The Appraised value of \$160 in 2025		as compared to \$70 in 2020 is a 128.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	200	0	160		
MADISNVLLC Cisd	200	0	160		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION			
MADISON COUNTY		280	50	Lease: 802151	Type: REAL	Owner #: 54001	
MADISNVLLC Cisd		60	10	Legal: VINIARSKI UNIT A (1H)	WILDFIRE ENGERY OPER AB 28 Z ROBINSON SURVEY WELL #1H RRC# 27125 .000312 Royalty Interest Category: G1 Railroad #: 27125		
NORTH ZULCH ISD	G	210	40				
Deductions: (G)=LESS THAN \$500 MIN INT							
HB1984: The Appraised value of \$50 in 2025 as compared to \$440 in 2020 is a 88.64% decrease.							
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)				
MADISON COUNTY	280	0	50				
MADISNVLLC Cisd	60	0	10				
NORTH ZULCH ISD	0	40	0				

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	830	10	580		
MADISNVLE CISD	610	10	540		
NORTH ZULCH ISD	0	40	0		

