

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

CAHABA PARTNERSHIP LTD  
LINDA K JACKSON  
3708 E 29TH ST #231  
BRYANG TX 77802



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:	55869 402
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		70,340 70,340	51,090 51,090	Lease: 4079 Type: REAL Owner #: 55869 Legal: THE GROVE UNIT (1H)(2H)(3H) VESS TX PARTNERS II AB 162 N COPELAND SURVEY WELLS #1H 2H 3H RRC# 4079  .017863 Royalty Interest Category: G1 Railroad #: 4079  HB1984: The Appraised value of \$51,090 in 2025 as compared to \$71,430 in 2020 is a 28.48% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY NORMANGEE ISD	70,340 70,340	0 0	51,090 51,090		

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	33,530	53,750	Lease: 27326    Type: REAL    Owner #: 55869		
NORMANGEE ISD	C	33,530	53,750	Legal: JOHNSTON NO (1H 2H 3H) WILDFIRE ENERGY OPER AB 96 E FENN SURVEY WELL #2H    RRC# 27326  .024527 Royalty Interest Category:        G1 Railroad #:                27326		
Deductions:                (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		33,530	13,510	40,240		
NORMANGEE ISD		33,530	13,510	40,240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		16,300	14,840	Lease: 765931    Type: REAL    Owner #:    55869		
NORMANGEE ISD		16,300	14,840	Legal: BAYOU BENGALS UNIT (1H) VESS TEXAS PARTNERS AB 122 S HEWS SURVEY WELL 1H RRC 04063  .010895 Royalty Interest Category:        G1 Railroad #:                4063		
HB1984: The Appraised value of \$14,840 in 2025 as compared to \$16,360 in 2020 is a 9.29% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		16,300	0	14,840		
NORMANGEE ISD		16,300	0	14,840		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		2,200	1,820	Lease: 785467    Type: REAL    Owner #: 55869		
NORMANGEE ISD		2,200	1,820	Legal: THE GOLDEN WAVE UNIT (1H) VESS AB 162 N COPELAND SURVEY WELL #1H    RRC#  .023908 Royalty Interest Category: G1 Railroad #: 26595		
HB1984: The Appraised value of \$1,820 in 2025 as compared to \$2,610 in 2020 is a 30.27% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		2,200	0	1,820		
NORMANGEE ISD		2,200	0	1,820		

Total of all Above Parcels						
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable			
MADISON COUNTY	122,370	13,510	107,990			
NORMANGEE ISD	122,370	13,510	107,990			