

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

TRINITY UNIVERSITY
1 TRINITY PL
SAN ANTONIO TX 78212-4674



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:	59652 2877
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	40	60	Lease: 30587 Type: REAL Owner #: 59652
MADISNVLE CISD	C	40	60	Legal: FANNIN W H G/U (1U) WILDFIRE ENERGY AB-18 SIMON JONES SURVEY RRC# 30587 WELL #1U .002687 Royalty Interest Category: G1 Railroad #: 30587
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$60 in 2025 as compared to \$80 in 2020 is a 25.00% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	40	10	50	
MADISNVLE CISD	40	10	50	

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	440	1,080	Lease: 85577	Type: REAL Owner #: 59652
MADISNVILLE Cisd	C	440	1,080	Legal: STONE HENRIETTA (02)	
				WILDFIRE ENERGY	
				AB-3 DELORES ARRIOLA SURVEY	
				RRC #85577	WELL #2
				.006941 Royalty Interest	
				Category: G1	
				Railroad #: 85577	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,080 in 2025 as compared to \$540 in 2020 is a 100.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	440	550	530		
MADISNVILLE Cisd	440	550	530		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	80	220	Lease: 110367	Type: REAL Owner #: 59652
MADISNVILLE Cisd	C	80	220	Legal: BROWN MILDRED (01)	
				WILDFIRE ENERGY	
				AB 3 DELORES ARRIOLA SURVEY	
				WELL 1 RRC 110367	
				.003622 Royalty Interest	
				Category: G1	
				Railroad #: 110367	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$220 in 2025 as compared to \$100 in 2020 is a 120.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	80	120	100		
MADISNVILLE Cisd	80	120	100		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	20	30	Lease: 146587	Type: REAL Owner #: 59652
MADISNVILLE Cisd	C	20	30	Legal: CANNON W E (02)	
				WILDFIRE ENERGY	
				AB 3 DOLORES ARRIOLA SURVEY	
				WELL 2 RRC 146587	
				.001598 Royalty Interest	
				Category: G1	
				Railroad #: 146587	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$30 in 2025 as compared to \$50 in 2020 is a 40.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	20	10	20		
MADISNVILLE Cisd	20	10	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	90	150	Lease: 242500	Type: REAL Owner #: 59652
MADISNVILLE Cisd	C	90	150	Legal: BROWN MILDRED (03)	
				WILDFIRE ENERGY	
				AB 3 DELORES ARRIOLA SURVEY	
				.003622 Royalty Interest	
				Category: G1	
				Railroad #: 242500	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$150 in 2025 as compared to \$90 in 2020 is a 66.67% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	90	40	110		
MADISNVILLE Cisd	90	40	110		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	670	730	810		
MADISNVLE CISD	670	730	810		

