

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

RHODES-TAYLOR SANDRA
11261 FINCHER RD
ARGYLE TX 76226-4919



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: 59654 2393

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	50	90	Lease: 30587 Type: REAL Owner #: 59654
MADISNVLE CISD	C	50	90	Legal: FANNIN W H G/U (1U) WILDFIRE ENERGY AB-18 SIMON JONES SURVEY RRC# 30587 WELL #1U .003581 Royalty Interest Category: G1 Railroad #: 30587
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$90 in 2025 as compared to \$100 in 2020 is a 10.00% decrease.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
MADISON COUNTY	50	30	60	
MADISNVLE CISD	50	30	60	

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	590	1,440	Lease: 85577 Type: REAL Owner #: 59654		
MADISNVILLE Cisd	C	590	1,440	Legal: STONE HENRIETTA (02) WILDFIRE ENERGY AB-3 DELORES ARRIOLA SURVEY RRC #85577 WELL #2 .009254 Royalty Interest Category: G1 Railroad #: 85577		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,440 in 2025 as compared to \$720 in 2020 is a 100.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		590	730	710		
MADISNVILLE Cisd		590	730	710		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	110	300	Lease: 110367 Type: REAL Owner #: 59654		
MADISNVILLE Cisd	C	110	300	Legal: BROWN MILDRED (01) WILDFIRE ENERGY AB 3 DELORES ARRIOLA SURVEY WELL 1 RRC 110367 .004830 Royalty Interest Category: G1 Railroad #: 110367		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$300 in 2025				as compared to \$130 in 2020 is a 130.77% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	110	170	130			
MADISNVILLE Cisd	110	170	130			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	20	40	Lease: 146587 Type: REAL Owner #: 59654		
MADISNVLL Cisd	C	20	40	Legal: CANNON W E (02) WILDFIRE ENERGY AB 3 DOLORES ARRIOLA SURVEY WELL 2 RRC 146587 .002131 Royalty Interest Category: G1 Railroad #: 146587		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$40 in 2025 as compared to \$60 in 2020 is a 33.33% decrease.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	20	20	20			
MADISNVLL Cisd	20	20	20			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY	C	110	200	Lease: 242500 Type: REAL Owner #: 59654		
MADISNVLL Cisd	C	110	200	Legal: BROWN MILDRED (03) WILDFIRE ENERGY AB 3 DELORES ARRIOLA SURVEY .004829 Royalty Interest Category: G1 Railroad #: 242500		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$200 in 2025				as compared to \$110 in 2020 is a 81.82% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
MADISON COUNTY	110	70	130			
MADISNVLL Cisd	110	70	130			

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	880	1,020	1,050		
MADISNVLE CISD	880	1,020	1,050		

