

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

CANNON COREY JO
1131 FM 2289
MADISONVILLE TX 77864-5303



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:	60210 426
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 NORTH ZULCH ISD <					

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		9,300	5,310	Lease: 28004	Type: REAL	Owner #: 60210
NORMANGEE ISD		1,760	1,010	Legal: HOWARD-MOORE UNIT A #2H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #2H RRC #28004		
NORTH ZULCH ISD		7,540	4,310			
No 2020 Hist				.004001 Royalty Interest Category: G1 Railroad #: 28004		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		6,432	0	5,310		
NORMANGEE ISD		1,224	0	1,010		
NORTH ZULCH ISD		5,220	0	4,310		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		12,140	13,400	Lease: 28010	Type: REAL	Owner #: 60210
NORMANGEE ISD		2,300	2,540	Legal: HOWARD-MOORE UNIT #1H VESS OIL CORPORATION AB 9 H CHANDLER SURVEY WELL #1H RRC #28010		
NORTH ZULCH ISD		9,840	10,860			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2020 Hist				.003851 Royalty Interest Category: G1 Railroad #: 28010		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		10,584	700	12,700		
NORMANGEE ISD		2,004	140	2,400		
NORTH ZULCH ISD		8,580	560	10,300		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION		
MADISON COUNTY		6,030	7,410	Lease: 779015	Type: REAL	Owner #: 60210
NORMANGEE ISD		660	820	Legal: LEONA UNIT (1H) VESS OIL CORP AB 9 H CHANDLER SURVEY WELL #1H RRC #26650		
NORTH ZULCH ISD		5,360	6,590			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$7,410 in 2025 as compared to \$13,310 in 2020 is a 44.33% decrease.				.007213 Royalty Interest Category: G1 Railroad #: 26650		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY		6,030	170	7,240		
NORMANGEE ISD		660	30	790		
NORTH ZULCH ISD		5,360	160	6,430		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY	C	1,740	2,550	Lease: 788951	Type: REAL Owner #: 60210
NORTH ZULCH ISD	C	1,740	2,550	Legal: MOORE UNIT (1H)	
				VESS OIL CORP	
				AB 9 H CHANDLER SURVEY	
				WELL #1H RRC# 26722	
				.002553 Royalty Interest	
				Category: G1	
				Railroad #: 26722	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,550 in 2025 as compared to \$5,260 in 2020 is a 51.52% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	912	1,460	1,090		
NORTH ZULCH ISD	912	1,460	1,090		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	33,090	2,330	33,080		
NORMANGEE ISD	5,064	170	5,070		
NORTH ZULCH ISD	28,028	2,180	28,000		

