

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

LEWANDOWSKI SHERI
15910 LOWER LAKE DR
CYPRESS TX 77433-4615



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: 61664 1639

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	10,570	6,730	Lease: 4452	Type: REAL Owner #: 61664
MADISNVILLE Cisd	C	10,570	6,730	Legal: BRAVE 1H	
				WILDFIRE ENERGY OPER	
				AB 113 WILLIAM JC HILL SURVEY	
				WELL 1H RRC 4452	
				.001138 Royalty Interest	
				Category: G1	
				Railroad #: 4452	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	420	6,230	500		
MADISNVILLE Cisd	420	6,230	500		

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	50	150	Lease: 148154	Type: REAL Owner #: 61664
MADISNVILLE CISD	C	50	150	Legal: JOHNSON JAMES F (01)	WILDFIRE ENERGY
				AB-113 WM J C HILL SURVEY	RRC #148154 WELL #1
				.001828 Royalty Interest	
				Category: G1	
				Railroad #: 148154	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$150 in 2025 as compared to \$250 in 2020 is a 40.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	50	90	60		
MADISNVILLE CISD	50	90	60		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY			20	Lease: 150903	Type: REAL Owner #: 61664
MADISNVILLE CISD			20	Legal: JOHNSON JAMES F (02)	WILDFIRE ENERGY
				AB-113 WM J C HILL SURVEY	RRC #150903 WELL #2
				.001828 Royalty Interest	
				Category: G1	
				Railroad #: 150903	
No 2020 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	0	0	20		
MADISNVILLE CISD	0	0	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION	
MADISON COUNTY		4,010	2,500	Lease: 845261	Type: REAL Owner #: 61664
NORTH ZULCH ISD		4,010	2,500	Legal: J F (ALLOC) (1H)	WILDFIRE ENERGY
				AB 113 WJC HILL SURVEY	WELL# 1H RRC#27594
				.000947 Royalty Interest	
				Category: G1	
				Railroad #: 27594	
HB1984: The Appraised value of \$2,500 in 2025 as compared to \$7,920 in 2020 is a 68.43% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
MADISON COUNTY	3,540	0	2,500		
NORTH ZULCH ISD	3,540	0	2,500		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
MADISON COUNTY	4,010	6,320	3,080		
MADISNVILLE CISD	470	6,320	580		
NORTH ZULCH ISD	3,540	0	2,500		